Blackham, Kathleen

From: Dillard , Jasmine
Sent: Monday, July 13, 2026 8:49 AM
To: Blackham, Kathleen
Subject: FW: Variance Petition [DC Blox / 305 Fintail Drive]

Kathleen,

Please see email below regarding DC Blox.

Sincerely,

Jasmine Dillard Nikolich (she/her/hers) | **Senior Planner**
Current Planning | Department of Metropolitan Development | City of Indianapolis
Jasmine.Dillard3@indy.gov | 317-327-7106 |
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Timothy Maguire <indytim33@gmail.com>
Sent: Sunday, July 12, 2026 7:03 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Variance Petition [DC Blox / 305 Fintail Drive]

I am a resident of Historic Irvington, and I urge you to DENY the Variance Petition for DC Blox / 305 Fintail Drive.

I live at 42 N Arlington Ave, Indianapolis, IN 46219, very close to the proposed site, and I'm concerned about noise, extreme water usage, and environmental haslzards.

If something like this is truly needed, I would prefer this be delayed until the city council can pass stronger laws protecting our water resources from data center usage and a tougher ban on noise pollution from such centers.
Surely waiting a short time for the council to act will not unduly burden this industry, and the fact that they are trying to push this through so fast shows how harmful this will mostly likely be to residents like us in Irvington.

Tim Maguire
317-372-6436

Blackham, Kathleen

From: Dillard , Jasmine
Sent: Monday, July 13, 2026 8:42 AM
To: Blackham, Kathleen
Subject: FW: Deny Variance Petition DC Blox

Good morning, Kathleen,

Please see email below regarding DC Blox. Thank you!

Sincerely,

Jasmine Dillard Nikolich (she/her/hers) | **Senior Planner**
Current Planning | Department of Metropolitan Development | City of Indianapolis
Jasmine.Dillard3@indy.gov | 317-327-7106 |
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Jenny Jenness <jennybuechel@gmail.com>
Sent: Saturday, July 11, 2026 10:41 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Deny Variance Petition DC Blox

To whom it may concern,

I am a resident of Irvington, building a family, a real estate career, and a flourishing life in this wonderful historic community. Alongside my neighbors, I am deeply grieved by the horrific implications of the DC Blox project including the massive energy drain/higher utility bills, toxic disturbances and risks, and an extreme water strained future. I urge you to deny Variance Petition DC Blox / 305 Fintail Drive on July 15th—for myself, for my neighbors, and all the children of Irvington.

Warmly,
Jenny Jenness

Jennifer Jenness
jennybuechel@gmail.com
(248) 396-9128

Blackham, Kathleen

From: Haynes, Drew
Sent: Friday, July 10, 2026 5:02 PM
To: Blackham, Kathleen
Subject: FW: Deny variance petition

FYI

Drew Haynes | Senior Planner
Current Planning | Department of Metropolitan Development | City of Indianapolis
drew.haynes@indy.gov | P: 1-317-327-5876 | https://www.indy.gov/agency/department-of-metropolitan-development
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Brenna Witek <brenna.witek@gmail.com>
Sent: Friday, July 10, 2026 4:52 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Deny variance petition

Hello,

I am a irivington resident and I urge you to DENY variance petition [DC BOX / 305 Fintail Drive]!!

Don't need data centers and definitely not here!

Blackham, Kathleen

From: Haynes, Drew
Sent: Friday, July 10, 2026 5:01 PM
To: Blackham, Kathleen
Subject: FW: Irvington Data Center

FYI

Drew Haynes | Senior Planner
Current Planning | Department of Metropolitan Development | City of Indianapolis
drew.haynes@indy.gov | P: 1-317-327-5876 | https://www.indy.gov/agency/department-of-metropolitan-development
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: deb pottery <potterydeb@gmail.com>
Sent: Friday, July 10, 2026 6:33 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Irvington Data Center

How will the city cope with the heat generated by this data center in the city? Heat is already bad due to cement and infrastructure...how will we cope with more heat?
Deborah Kappes

Blackham, Kathleen

From: PlannerOnCall
Sent: Friday, June 12, 2026 1:41 PM
To: Blackham, Kathleen
Subject: Fw: DC Blox Data Center - Irvington

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner | Land Use Petitions Forms & Fees
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Ally Armacost <s.allison.armacost@gmail.com>
Sent: Friday, June 12, 2026 8:14 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Re: DC Blox Data Center - Irvington

What do you all have to say after yesterday's meeting?

Andy was kind enough to reply to my initial email.

Please explain to me how this data center is a benefit to the Irvington community?

Alternatively, because that is an impossible question, please explain to me how it's not an immense detriment?

I would appreciate a cogent and prompt explanation for this decision.

On Tue, Jun 9, 2026, 7:30 PM Ally Armacost <s.allison.armacost@gmail.com> wrote:

> Hello,

I am reaching out to express my opposition to the proposed DC Blox data center on the east side in Irvington, at Kitley and Pennsy Trail.

I'm a newer homeowner less than a mile from this location. We bought our home in Irvington a year ago based on the rich community and cultural center in the hopes of Irvington growing, flourishing, and prospering in years to come — and our family with it.

A data center in our community invites not only noise pollution but significant other environmental and quality of life degradation for our neighbors. I'm furious that building so close to residences — let alone an elementary school — is even a viable consideration.

As you have scheduled a public hearing during normal working hours for most adults, I cannot express my concerns to you in person. So I hope this email finds you well and finds you receptive to the needs of the Irvington community.

Thank you,

Sarah Armacost, a concerned Irvington neighbor

Blackham, Kathleen

From: Patz, Bryce
Sent: Friday, June 5, 2026 7:07 AM
To: Blackham, Kathleen
Subject: FW: Please Oppose the Proposed DC Blox Thunderbird Data Center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: PlannerOnCall <PlannerOnCall@indy.gov>
Sent: Thursday, June 4, 2026 4:14 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: FW: Please Oppose the Proposed DC Blox Thunderbird Data Center

Opposition letter

Adrienne D. Baker | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Rebecca Boekankamp <rebecca@boekankamp.com>
Sent: Thursday, June 4, 2026 2:45 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Please Oppose the Proposed DC Blox Thunderbird Data Center

Dear Indianapolis Metropolitan Development Commission,

My name is Rebecca Acuna, and I am a constituent living in Indianapolis District 14. I am writing to you today to express my strong opposition to the proposed DC Blox data center and to urge you to vote against any measures that would allow it to move forward.

This project, as it currently stands, poses significant educational, environmental, and financial harm to the members of our community.

My primary concerns are:

1. Educational Risk: The data center will be in close proximity (within 500 yards) of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers in cities such as Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
2. Resource Drain: We still do not have clear answers on how much of our precious water and energy resources this facility will consume. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
3. Community Benefit vs. Corporate Benefit: The potential burdens of this project—increased strain on infrastructure, environmental impact, and questions about property values—seem to far outweigh any promised benefits. Our community's well-being should not be sacrificed for corporate profit.

The east side residents of Indianapolis' District 14 and District 20 have made it clear that the public sentiment is strongly against this project. I stand with them.

I urge you to listen to your constituents, not corporate lobbyists. Please honor your duty to represent the people of Indianapolis by voting NO on any legislation or zoning variances that would enable this project to proceed.

Thank you for your time and your service to our community. I look forward to your response regarding your stance on this critical issue.

Sincerely,

Rebecca Acuna

Email: rebecca@boekankamp.com

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, June 10, 2026 5:56 PM
To: Blackham, Kathleen
Subject: FW: Strongly opposed to the DC Blox Data Center proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Abby Gibson <aegibson81@gmail.com>
Sent: Wednesday, June 10, 2026 4:08 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Strongly opposed to the DC Blox Data Center proposal

NO to Data center!!

Dear representatives of the MDC,

My name is Abby Gibson and I am an East Side resident of Indianapolis. I live at 444 Dequincy St, Indianapolis, IN 46201

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am strongly opposed to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community;

(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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

Cancer-causing groundwater contaminants affecting 1753 residents: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
Danger to school children – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
Resource Drain – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
Little community benefit vs. major corporate benefit – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.
The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Abby Gibson

444 N. Dequincy st. Indianapolis IN. 46201

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 8:45 AM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

From: Allegra Hein <allegravhein@gmail.com>
Sent: Thursday, June 11, 2026 8:32 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Allegra Hein and I am an East Side resident of Indianapolis. I live at 27 N. Kenyon St.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3.

In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Allegra Hein

27 N. Kenyon St,

Indianapolis, IN 46219

Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 9, 2026 3:25 PM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Vanessa Anderson <vanessa.kay.anderson@gmail.com>
Sent: Tuesday, June 9, 2026 1:46 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Vanessa Anderson and I am a resident of Irvington. I live at 47 N Webster Ave.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

After researching this project, I am now **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

As the property is a brownfield with harmful chemicals in the ground that the state is monitoring, construction on this site has the potential to cause harm to all residents in the area.

The proposed data center will be very near Irvington Community Elementary School. The children, our most vulnerable residents, do not have the voice to express how this affects them.

With the speed that these data centers are going up and the lack of regulation around them, we are unlikely to know exactly how this can affect our residents until it is too late. Indianapolis residents are already struggling with the additional cost of our utilities and infrastructure and this project is only likely to add more cost. The air quality in Indianapolis has received failing ratings and that is BEFORE adding 50+ diesel generators to the area. The water quality in areas around the country that have data centers has been drastically affected in a negative way. Added to that, you have already approved a data center within 6 miles of this site, which means that you should be considering the effects to the area multiplied by two.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Vanessa Anderson
47 N Webster Ave.
Indianapolis, IN 46219

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, June 10, 2026 9:28 AM
To: Blackham, Kathleen
Subject: FW: DC Blox Data Center - Irvington

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Ally Armacost <s.allison.armacost@gmail.com>
Sent: Tuesday, June 9, 2026 7:30 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: DC Blox Data Center - Irvington

Hello,

I am reaching out to express my opposition to the proposed DC Blox data center on the east side in Irvington, at Kitley and Pennsy Trail.

I'm a newer homeowner less than a mile from this location. We bought our home in Irvington a year ago based on the rich community and cultural center in the hopes of Irvington growing, flourishing, and prospering in years to come — and our family with it.

A data center in our community invites not only noise pollution but significant other environmental and quality of life degradation for our neighbors. I'm furious that building so close to residences — let alone an elementary school — is even a viable consideration.

As you have scheduled a public hearing during normal working hours for most adults, I cannot express my concerns to you in person. So I hope this email finds you well and finds you receptive to the needs of the Irvington community.

Thank you,

Sarah Armacost, a concerned Irvington neighbor

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, June 10, 2026 8:06 AM
To: Blackham, Kathleen
Subject: FW: No to Data Center in Irvington

Bryce Patz (he/him/his) | Administrator - Current Planning Current Planning | Department of Metropolitan Development | City of Indianapolis bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966 ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner Citizen Access Portal

-----Original Message-----
From: Bonnie Atkins <mishgal1983@gmail.com>
Sent: Wednesday, June 10, 2026 7:17 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: No to Data Center in Irvington

To Whom it May Concern,

I have been an Irvington resident for 10 years and I love my community. I love how our neighbors care for each other. I love the small businesses that help to create such a dynamic space. I am a hard no on the creation of a data center anywhere near Irvington. These centers suck up our resources and devastate communities. The east side does not need this . Please vote no on approving the data center

Bonnie Atkins
5739 Julian
407-460-3786
Sent from my iPhone

Blackham, Kathleen

From: Kathy Ballard <ballardkathy20@gmail.com>
Sent: Monday, June 8, 2026 1:12 PM
To: PlannerOnCall
Subject: Data Center at S Kitley and Pennsylvania Trail.

Dear Planner: As a concerned citizen, I don't believe that there is enough research done to rationalize a Data Center next to a public nature trail, neighborhood and school. This area already has a high level of noise pollution (Speedrome-for miles, gunfire, and constant beeping from semi trucks at the warehouses in this area. As a taxpayer I don't believe that we should ca4y the cost; physically, mentally and monetarily. Thank you. Kathy Ballard.

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 1:04 PM
To: Blackham, Kathleen
Subject: FW: Opposed to Data Center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: PlannerOnCall <PlannerOnCall@indy.gov>
Sent: Thursday, June 11, 2026 12:54 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: FW: Opposed to Data Center

Adrienne D. Baker | **Principal Planner I**
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Brenda Bolton <blbolton62@gmail.com>
Sent: Thursday, June 11, 2026 12:40 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Opposed to Data Center

I have been a resident of Irvington for over 25 years. I have supported and voted for improvements in our area and agreed to pay higher taxes to improve schools, roads, parks, etc., but NOT data centers. I am opposed to DC Blox data center proposal near Irvington. I am opposed to any data center in Irvington area for the following reasons:

- **Data centers are a danger to school children adjacent to the facility (Irvington Community Elementary School) and people living in the area.**
- **Excessive noise produced by data centers is disruptive to learning and daily life.**
- **Heavy electricity demand raises local rates, stresses the grid and increases the risk of power outages.**
- **High water consumption puts a strain on local water supply.**
- **An increase in air and water emissions and contaminants is a risk to humans and the environment.**
- **Higher costs to local business owners is detrimental to their success.**
- **Lowering the property values of my home and others is unacceptable.**

Please vote NO to any data center near Irvington, especially the proposal for DC Blox data center near South Kitley Avenue and Pennsy Trail.

Thank you for considering the strong opposition from me and others in Irvington near the proposed data center.

Sincerely,
The Bolton Family

Sent from Brenda's iPhone

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 6:48 AM
To: Blackham, Kathleen
Subject: FW: *URGENT* Irvington resident in strong OPPOSITION of the DC Blox Data Center proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Rhiannon Benge <rhpbenge@gmail.com>
Sent: Wednesday, June 10, 2026 11:28 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Cc: Benge, Rhiannon <cwsnoocs@gmail.com>
Subject: *URGENT* Irvington resident in strong OPPOSITION of the DC Blox Data Center proposal

Good evening,

My name is Rhiannon Benge, and I am a resident on the east-side. I am writing, my first ever email to a government body, to express my strong opposition to the proposed construction of the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

As a homeowner in Irvington, I am deeply concerned about the potential impact of this project on my

quality of life, property values, and the character of our neighborhood, along with the east-side as a whole. As you are all aware, this community has been working tirelessly on improving the East-Side for the betterment of folks that live, play, work and visit here.

The East-side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.
I strongly urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

As a former environmental consultant, I would like for the environment around my home to be safe and healthy for the future of myself, my family and my neighbors, and my future children, our future generations. I simply cannot trust that this out of state company will abide by any environmental regulations, coming from that world myself, or even what they are promising at this time. In any context, I do not see how this data center will be benefit the East-side. I would love to hear your thoughts on what you think this project would help do to improve our area or benefit myself & my neighbors? Instead of a data center, what honestly needs attention or support that would be more beneficial/bring economic growth to the area would be: fixing our roads, correcting the food desert, finishing the bus line, repairing damage from the Dig Indy project and the bus line project, investments into Ellenberger or Pleasant Run Golf Course, affordable housing, updating the Pensy, the list goes on.

We do not need a new polluter to an already environmentally stressed area. For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

Cancer-causing groundwater contaminants affecting 1753 residents: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers, with many others causing lengthy other cancers and ailments. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site. Not to mention, the fugitive dust and exhaust fumes from the construction, silica concerns, soil-gas/fumes from the brownfield, contaminated run-off into our natural water ways, constants ambient noise/humming/noise pollution, light pollution, the list goes on. Is DC Blox going to remediate the sigh and seek closure prior to building? Are they going to do ground water monitoring and install wells? Will they treat the contaminate souls and ground water already present on the site? Will they monitor the noise and dust levels? What water are they going to use, where is it coming from, and where will it be going? What about the emissions? And the ambient temperature increase?

Danger to school children – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school. Would you want your children to go to school across from a data center?

Resource Drain – We still do not have clear answers on how much of water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs. Folks in Indianapolis are already having trouble with the rising energy cost, and this seems like a great idea to tack on more utility bill insecurity?

Little community benefit vs. major corporate benefit – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit. Again I ask, how does this benefit our community?

The proximity of the data center to my home raises several issues, including increased noise pollution, potential environmental hazards, and strain on local infrastructure, that is already delicate, as I'm sure you're aware, anytime we have the slightest storm our power over here flickers or goes out entirely. It's not uncommon that every other day or so I come home to a blinking time-clock on the stove from another quick power flicker or outage. Furthermore, I am concerned about the impact of such a large industrial facility, that is a NEWER TYPE of industry, with minimal studies showing the long term environmental impacts, a few hundred feet from from an elementary school.

I understand the potential economic benefits of such a project, and how they may look good to you all on paper, and don't live here on the East-side, but I firmly believe that this single benefit, from a *potential* economic increase, does not outweigh the potential negative consequences for local residents (myself & my neighbors). And really, who is this benefiting money wise anyways? Not myself or neighbors, not you, not even really the City of Indianapolis, but DC Blox. An out of state company. Who has already played bait and switch in Tennessee, with the project there close to the zoo. Yes, the same company! https://www.wsmv.com/2026/06/09/data-center-proposal-near-nashville-zoo-includes-second-building-three-times-larger-than-first/ (Can't be trusted!!)

I would appreciate the opportunity to discuss this matter further and explore alternative solutions that balance economic development with the needs and concerns of Irvington/east-side residents. Please listen to what your residents in the area are saying and do what is best for US! We are the ones living here!

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Rhiannon Benge

39 N Webster Ave, Indianapolis, IN 46219

Blackham, Kathleen

From: Baker , Adrienne
Sent: Thursday, June 11, 2026 4:14 PM
To: Blackham, Kathleen
Subject: FW: Public comments on DC Blox data center request for variance

Adrienne D. Baker | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | *DMD MuniCode Meetings & Agendas* | *Submit a Petition* | *Talk to a Planner*
Citizen Access Portal

From: PlannerOnCall
Sent: Thursday, June 11, 2026 2:18 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: FW: Public comments on DC Blox data center request for variance

Adrienne D. Baker | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | *DMD MuniCode Meetings & Agendas* | *Submit a Petition* | *Talk to a Planner*
Citizen Access Portal

From: Lisa Berlin <berlinla@gmail.com>
Sent: Thursday, June 11, 2026 11:16 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Public comments on DC Blox data center request for variance

To the MDC

As you are considering whether to deny or approve the DC Blox variance for South Kitley Avenue / Pennsy Trail area data center, please consider denying it for the following concerns:

TOO FAST — "Indiana For The Bold" is a move-fast / break-stuff initiative that appears to want to recreate the hyper-capitalistic environment of Silicon Valley and San Francisco. There are human feces on the ground in San Francisco, and people earning 6-figure incomes camping out in parking lots. Business movements like this are DESIGNED for push-back. We must not fall for this first-wave gold-rush. They do not care what the long-term affects are. Their only mission is to get the building gig and get as much profit and savings as possible.

TOO FAST — Large Language Models and other forms of AI are in their INFANCY. We need governance and accountability for its impacts. Everywhere in Indianapolis I see more and more full-black tinted windows in vehicles and cameras on the roadways. Private equity is owning more and more of the crucial services I pay for, like dental, vision, gynecological, and even cyber security / encryption services. Private equity makes it really non-transparent when it comes to making decisions on new offerings or needed services. Are they suggesting (or forgoing) this procedure because I need it? Or is it because they're trying to meet profit standards for investors?

HUMAN ERROR — Whether the bombing of an Iranian girls school was a tragic case of bad data, or a hoax orchestrated by the regime, we are woefully unready to have AI in the kill chain. We can't even keep our gmail contacts up-to-date. AI gives us answers, sure, but the more disconnected we are from the data informing the answers, the more dangerous our reliance on it becomes.

INFINITE STORAGE — I know your phone has stopped you from updating because of not enough storage. That's all this is. Hey Peter Thiel, would you like to delete some video to free up space? Infinite storage, no-delete software is not just a misnomer, it's irresponsible. Perhaps if they are REQUIRED to be more efficient with the storage they have, they will find a way to innovate THAT. Pause these data center builds until we even know HOW MUCH of the data is stuff that should just be deleted anyway.

DIRTY DUST — Building on brown fields can release toxic dust in the air. I don't trust that DC Blox are more concerned about the consequences than they are incentivized by the short term profits.

STRAINED COFFERS — Due to our aggression in Iran, Braun has paused the gas tax. We will have to pay it later, I'm sure, in wheel taxes, or just car repair for driving on beat-up roads. I understand these incentives we're offering tax incentives to firms like DC BLOX and the industries that will come in the second wave once infrastructure is built. Make that make sense from a fiscal standpoint, with the working class not taking all the hits.

TECHNO FEUDALISM — It's feeling a lot like that Curtis Yarvin, neo-reactionary nonsense that Peter Thiel (author of Project Maven who recently fled to Argentina) and others in power subscribe to. Whose data is it in these centers? Ours. Who profits? Whose communities do these vast, machine-occupied buildings invade? Ours. Who profits?

Please continue to hold out for a better deal, on behalf of all of us here, our families, and honestly theirs too. We deserve to build this stuff BETTER, not faster.

Thanks,
Lisa Berlin
Irvington resident within 2 miles of proposed site

Blackham, Kathleen

From: Randi Berryman <randiberryman@ymail.com>
Sent: Monday, June 8, 2026 1:23 PM
To: PlannerOnCall; Patz, Bryce; Nielsen, Andy; Hart, Michael-Paul
Subject: DC Blox Data Center proposal

Dear Representatives of the MDC,

My name is Randi, and I am a resident of Indianapolis.

I am writing regarding the DC Blox data center project proposed at the Thunderbird Commerce Center, southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

You need to take accountability for the decisions you are making on behalf of our city. This proposal is being presented as if it is simply part of the technology infrastructure people use every day, but that is misleading. Data centers are being built to support the explosive growth of artificial intelligence and large-scale data processing, bringing impacts that our community will have to live with for decades, with no or minimal tax revenue.

These facilities consume enormous amounts of electricity and water. They place additional strain on public utilities and infrastructure, while residents are left wondering why their utility bills continue to rise. We have already seen concerns raised through the IURC investigation and through utility expansion projects tied to data center development. It is unacceptable for residents to bear the costs while private corporations reap the benefits.

The environmental impacts also deserve serious scrutiny. Data centers require massive amounts of water for cooling, and the public deserves a clear understanding of how those resources will be used, what risks exist, and what long-term effects these facilities may have on our community.

Most importantly, you must heed the warning issued by the City-County Council, which unanimously called for a pause and a more thoughtful approach to data center development. Do not approve additional projects without first adopting a detailed and comprehensive ordinance that includes meaningful public input and transparency. Residents deserve the opportunity to fully understand and weigh in on developments that could permanently alter their neighborhoods.

I urge you to establish a moratorium on new data center development until the public, local officials, and independent experts have had the opportunity to thoroughly examine the economic, environmental, and infrastructure impacts. Relying on talking points provided by attorneys and developers is not the same as listening to the people who live here.

Your responsibility is to protect the interests of Indianapolis residents, not to fast-track projects before adequate safeguards are in place.

These developments are unlike anything our city has faced before. The scale, speed, and potential consequences demand caution, transparency, and public accountability. Once these facilities are built, the impacts cannot simply be undone.

I am strongly opposed to the development of a data center at this location and urge you to reject this proposal until proper protections, regulations, and public processes are established.

Sincerely,

Randi
Indianapolis Resident

Blackham, Kathleen

From: PlannerOnCall
Sent: Wednesday, June 10, 2026 4:27 PM
To: Blackham, Kathleen
Subject: Fw: Comment on Eastside Data Center

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner | Land Use Petitions Forms & Fees
Citizen Access Portal



From: Lindsay Blazin <lindsayjoblazin@gmail.com>
Sent: Wednesday, June 10, 2026 3:52 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Comment on Eastside Data Center

Hello,

I'm a resident of Indianapolis and I'm writing to ask you to oppose the proposed data center in the east side. These data centers are literal and economic drains on cities. They don't help Hoosiers and are a significant environmental threat. Not to mention the AI they support helps nobody but the tech billionaires inventing it. Please stop this from happening.

Sincerely,

Dr. Lindsay Blazin
Fountain Square

Blackham, Kathleen

From:	Amy Bonham <amybonham11623@gmail.com>
Sent:	Tuesday, June 9, 2026 11:31 AM
To:	Nielsen, Andy; Patz, Bryce; PlannerOnCall
Subject:	SUBJECT: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,
My name is Amy Bonham and I am an East Side resident of Indianapolis. I live at 28 N. Whittier Pl. 46219.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Amy Bonham
28 N. Whittier Pl.
Indianapolis, IN 46219

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 3:35 PM
To: Blackham, Kathleen
Subject: FW: 2026-CVR-815 / 2026-CPL-815 | 305 Fintail Drive | Deny the Use Variance

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: PlannerOnCall <PlannerOnCall@indy.gov>
Sent: Thursday, June 11, 2026 2:33 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: FW: 2026-CVR-815 / 2026-CPL-815 | 305 Fintail Drive | Deny the Use Variance

Adrienne D. Baker | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Jonathan Brookbank <jonathan.brookbank@gmail.com>
Sent: Thursday, June 11, 2026 2:30 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: 2026-CVR-815 / 2026-CPL-815 | 305 Fintail Drive | Deny the Use Variance

METROPOLITAN DEVELOPMENT COMMISSION:

I have been a resident and homeowner on the Eastside for five years and spent my youth through young adulthood visiting the economic corridor stretching from Irvington to Cumberland.

This part of Indianapolis was once a thriving area with economic opportunities, jobs, restaurants, retail, and groceries for residents and visitors. What it needs now is an injection of capital and community support to rebuild these aspects. A data center offers none of these things. The claimed job creation is a short-term gain, with the true long-term job creation being much smaller. It also offers nothing beneficial to the community, instead creating harm to residents and providing no incentive for others to visit, all while the taxpayers foot the bill in the form of tax abatements, increased electrical bills, and damage to the water supply.

The Eastside needs development, yes, but a data center is not the development it needs. I urge the commission to deny the use variance and the City-County Council as a whole to move towards a moratorium on ALL data center development within Marion County.

Thank you very much for your thoughtful consideration.

Jonathan Brookbank

Blackham, Kathleen

From: PlannerOnCall
Sent: Friday, June 5, 2026 8:22 AM
To: Blackham, Kathleen
Subject: Fw: Opposing Eastside Indianapolis Data Center

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner | Land Use Petitions Forms & Fees
Citizen Access Portal



From: Molly Brown <mollybettybrown@gmail.com>
Sent: Thursday, June 4, 2026 8:27 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Opposing Eastside Indianapolis Data Center

Dear Metropolitan Development Commission,

As a native Indianapolis resident, I want to submit my comment in opposition to the data center project even if it is too late for public input. I urge the commission to focus its sights on remediating the area with toxic waste which lingers from the old Ford plant. I oppose the project on all grounds: noise pollution, air pollution, and political implications that data centers house servers where more and more personal data collected from surveillance is stored. The area needs revitalization through parks, green space, better schools, picked up trash, and community centers. Do not allow DC Box to fashion the zoning procedures in their favor. The community should decide what's best.

Thank you for your time,

Molly Brown
mollybettybrown@gmail.com
Born and raised in 46220
Concerned citizen

Blackham, Kathleen

From: brenda bryan <brnd_bryan@sbcglobal.net>
Sent: Monday, June 8, 2026 10:40 AM
To: PlannerOnCall
Subject: Data center old ford site

I oppose this decision until more long term effects have on my community.
Sent from my iPhone

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 1:07 PM
To: Blackham, Kathleen
Subject: FW: OPPOSED to the data center(s)

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Webb-Burton, Carlene <cwebbbur@iu.edu>
Sent: Thursday, June 11, 2026 10:49 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: OPPOSED to the data center(s)

Dear representatives of the MDC,

My name is Carlene Webb Burton and I am a homeowner on the east side of Indianapolis. Both of my adult children also own homes in the neighborhood; 635 Dequincy and 1423 N. Denny. We are all concerned about the future of our community but are unable to attend the meeting today at the City-County building. We are all strongly opposed to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School and while it's probably too late to stop it, the Martindale-Brightwood data center on Sherman.

I am **strongly opposed** to the development of these data centers in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Centers.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Regards,

Carlene Webb Burton
838 N. Drexel Ave.
Indianapolis, IN 46201

Blackham, Kathleen

From: Catherine Cardwell <catcardwell@gmail.com>
Sent: Tuesday, June 9, 2026 10:33 AM
To: PlannerOnCall; Patz, Bryce; Nielsen, Andy; Hart, Michael-Paul
Subject: No Data Centers

I live on Arlington, near the Pennsy. I cannot attend the hearing on Thursday, but please know we do not want this data center. I am in opposition to this action.

East side Homeowner,
Catherine Cardwell

What matters isn't if people are good or bad. What matters is if they're trying to be better today than they were yesterday. ~The Good Place

"Everything is negotiable. Whether or not the negotiation is easy is another thing." ~Carrie Fisher

Blackham, Kathleen

From: Stacy caudill <staysee22@hotmail.com>
Sent: Saturday, June 13, 2026 11:28 AM
To: PlannerOnCall
Subject: How may you serve me!?

Follow Up Flag: Follow up
Flag Status: Completed

That's cute. You have a entire neighborhood saying no to another data center but because you took some money under the table you throw all sense out the door. Remove that statement from your website Cause its pliterally how do we (citizens) lay down and take the bullshit of a meeting with the decision already made. Hope you're in a elected position cause yeah that shit won't happen again. Let my water turn brown, lose pressure or see a hike in any bill cause you all are crooked from the top down and the shit will hit the fucking fan hope the next one is in your backyard. Prob live in fishers and not even Indy, that would be the icing on the cake.
Get Outlook for iOS

Blackham, Kathleen

From: Baker , Adrienne
Sent: Thursday, June 11, 2026 4:14 PM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

Adrienne D. Baker | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | *DMD MuniCode Meetings & Agendas* | *Submit a Petition* | *Talk to a Planner*
Citizen Access Portal

From: PlannerOnCall
Sent: Thursday, June 11, 2026 1:29 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

Adrienne D. Baker | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | *DMD MuniCode Meetings & Agendas* | *Submit a Petition* | *Talk to a Planner*
Citizen Access Portal

From: Christine Sego Caldwell <csegocaldwell@gmail.com>
Sent: Thursday, June 11, 2026 12:28 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy

<Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Chris Caldwell and I am a lifelong East Side resident of Indianapolis. I live at 840 N Butler Ave.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am strongly opposed to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

Cancer-causing groundwater contaminants affecting 1753 residents: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
Danger to school children – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
Resource Drain – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
Little community benefit vs. major corporate benefit – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.
The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Christine Caldwell
840 N Butler Ave, Indianapolis, IN 46219

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 1:07 PM
To: Blackham, Kathleen
Subject: FW: NO DATA CENTER IN MY NEIGHBORHOOD

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Sarah Chumbley <sec0013@gmail.com>
Sent: Thursday, June 11, 2026 10:55 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>; Patz, Bryce <Bryce.Patz@indy.gov>
Subject: NO DATA CENTER IN MY NEIGHBORHOOD

Dear representatives of the MDC,
My name is Sarah Chumbley and I am an East Side resident of Indianapolis. I live 5140 e Michigan street in Irvington.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,
Sarah Chumbley
5140 e Michigan st.
Indianapolis IN 46219

Blackham, Kathleen

From: Silas Cobb <silascobb143@gmail.com>
Sent: Monday, June 8, 2026 10:42 AM
To: PlannerOnCall; Patz, Bryce; Nielsen, Andy; Hart, Michael-Paul
Subject: Please No Data Center in Irvington

Follow Up Flag: Follow up
Flag Status: Flagged

Dear representatives of the MDC,
My name is Silas Cobb and I am an East Side resident of Indianapolis. I live at 59 N Hawthorne Lane Indianapolis, In 46219.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am strongly opposed to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.
Cancer-causing groundwater contaminants affecting 1753 residents: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
Danger to school children – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
Resource Drain – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
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The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.
I urge you to listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.
Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Regards,

SC

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, June 10, 2026 10:45 AM
To: Blackham, Kathleen
Subject: FW: Irvington Data Center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Kelly Cochran <kelly@intentionaladhd.com>
Sent: Wednesday, June 10, 2026 10:06 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington Data Center

I have a scheduling conflict for tomorrow, but I want to state my opposition to the Irvington Data Center being discussed at tomorrow's meeting.

Thanks for your time.

Kelly Cochran
1034 Jefferson Avenue, Indianapolis, IN, 46201

--
Kelly Cochran, JD, AACC
intentionaladhd.com

Blackham, Kathleen

From: Theresa Collison <theresakcollison@gmail.com>
Sent: Tuesday, June 9, 2026 5:21 PM
To: PlannerOnCall; bryce.platz@indy.gov; Nielsen, Andy; Hart, Michael-Paul
Subject: OPPOSE Data Center in Irvington

I am an Indianapolis homeowner and I OPPOSE the data center in Irvington.

Blackham, Kathleen

From: Levesque, Josh
Sent: Friday, June 12, 2026 2:46 PM
To: Blackham, Kathleen
Subject: Fw: Voice Message Attached from ROBERT COOKE +13176058189
Attachments: +13176058189_20260612_100456.wav

They don't mention DC Blox specifically, but I figure this is still pertinent to your case. Sorry for the language they use.

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: webex_comm@webex.com <webex_comm@webex.com>
Sent: Friday, June 12, 2026 10:04 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Voice Message Attached from ROBERT COOKE +13176058189

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

webex by CISCO

You have a new voicemail

Time: Friday, June 12, 2026 10:02 AM Eastern Daylight Time
From: ROBERT COOKE +13176058189
To: DMD Planner On Call 60023
Duration: 02:10

Voice message transcription

That's very convenient because you're voted to move forward with the data center proved that you do not represent us. You represent corporate dollars, and you have officially put a ticking clock on your careers. Let's be entirely clear about what you just voted for. You didn't vote for infrastructure. You voted to make your own people sick. You voted for cancer. You voted for preventable deaths. The heavy industrial footprint, the massive energy demands and the relentless environmental strain that these facilities release, they pass right through the blood brain barrier. That means they get into your brain. They get into your body, they get into your organs and make you sick. You're actively sacrificing our children's futures. Because of these decisions, kids in our community are going to face learning difficulties in cog cognitive decline. From the toxic toll of this development, you're setting up a future where young and old alike will suffer heart attacks left and right under the compounding stress of the pollution, the noise, and the toxins that these buildings release. You were elected to protect us, not to poison the air that we breathe, not to poison the land that our children play on. You have limited time left to look at this wreckage of your choice and reverse the course. If you refuse to represent the people who put you in these seats, we will find leaders who actually give a **** about our survival. You. Paid a choice and we will organize, we will remember, and we will boat you out. The clock is ticking. Choose your legacy wisely.
To listen to this message, open the attachment.

Thank you,

The Webex Team

Contact us if you need help.

Please do not reply to this message, as it is sent from an unmonitored address and responses will not be read.

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Cisco Systems, Inc. 170 West Tasman Drive, San Jose, CA 95135.
Sent to planneroncall@indy.gov



Blackham, Kathleen

From:	PlannerOnCall
Sent:	Wednesday, June 10, 2026 3:39 PM
To:	Blackham, Kathleen
Subject:	Fw: Data Center in Irvington Opposition

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Lacia Coons <laciagcoons@gmail.com>
Sent: Wednesday, June 10, 2026 1:24 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Data Center in Irvington Opposition

Dear representatives of the MDC,
My name is Lacia Coons, and I am an East Side resident of Indianapolis. I live at 1690 S Spencer Ave.
I am emailing you regarding the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School. I am strongly opposed to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will, in fact, be injurious to public health and drastically and negatively affect the use and value of the area adjacent. Cancer-causing groundwater contaminants affecting 1753 residents: Per a September 2025 letter from the Indiana Department of

Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain, and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
Danger to school children – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has the potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ, and Dowagiac, MI, that are currently running at a similar capacity to this proposed project. A data center of this size should not be constructed this close to a school. How would you feel if 56 diesel generators made it impossible for your children to play outside in their own school yard?

Resource Drain – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

Little community benefit vs. major corporate benefit, the potential burdens of this project, health concerns, increased strain on infrastructure, environmental impact, and concerns about property values, far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's and District 20 Michael P. Hart's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center. Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,
Lacia Coons

Andy Nielsen
Councilor – District 14
Indianapolis-Marion County City-County Council

Hearing Examiner for the Metropolitan Development Commission
200 East Washington Street Suite 2042
Indianapolis, IN 46204

June 9, 2026

Hearing Examiner –

I am writing to express my opposition to 2026-CVR-815 and 2026-CPL-815 requesting a variance of use and development standards to construct a data center and approval of an associated subdivision plat, respectively. After hearing clearly and overwhelming from my district, I request that you recommend denial of the petition to the Metropolitan Development Commission.

The proposed site, part of the Thunderbird Commerce Center, sits directly on the border of two City-County Council Districts in Council District 20, directionally south of Council District 14 that I represent. With respect to district lines, my involvement and engagement on this petition is unique, given the proximity to the proposed site and that 97% of the nearly 1,800 residents who live within a half-mile radius of the proposed site live in District 14.

My position on this issue is representative of the people who I serve. In late April 2026, I held a community forum for neighbors to learn more from the petitioner. Recently, I closed a month-long survey to collect input from residents. The results from the survey reflect the trend I have heard via hundreds of phone calls, text messages, emails, social media messages, and conversations with neighbors directly on this proposed development: **83% of respondents oppose the proposed data center, with nearly 70% selecting "Strongly Oppose."**

The community's concerns were deep, consistent, and clear. The four themes that emerged most strongly:

- Environmental concerns: Neighbors raised serious questions about water consumption, air quality from diesel generators, energy grid strain, and the long-term environmental footprint of a facility of this scale. The lack of a decommissioning plan has been an ongoing concern as well.
- Utility costs: Many neighbors are already feeling squeezed by AES Indiana rate increases and have deep skepticism about promises that a large-scale data center won't drive rates higher.
- Noise and light pollution: Neighbors are particularly concerned about operational noise from cooling systems and backup generators, and the proximity of the site to Irvington Community Elementary School and the Pennsy Trail.
- Community Benefits: There are growing concerns that any potential community benefits are contingent on the neighborhood's and/or local elected official's support of the project, including tax incentives, and not an authentic commitment to support the neighborhood as specific details remain to be seen.

The context of the community's position is very important, as it was not made with haste. Instead, it is an example of how an engaged community makes an informed decision about what they want their neighborhood to look like in the future. Of note, the petitioner has been communicative on several concerns; the proposed development sits on a brownfield that will make future development challenging; the project may be built with union labor; and the proposed development has the potential to generate significant tax revenue to local units of government and districts including Warren Township Schools, the Irvington-

andy.nielsen@indy.gov
www.indy.gov/council
O: 317.327.4242
C: 317-283-9680
200 E. Washington Street, Suite T-441
Indianapolis, IN 46204

Andy Nielsen
Councilor – District 14
Indianapolis-Marion County City-County Council

Brookville Tax Increment Financing District, and the Consolidated City's general fund, to name a few.

I emphasize these points to provide an honest overview of the proposed development: it does have the potential to provide benefits to the district and the people who I represent. Importantly, the community is also aware of these prospective benefits but feels strongly that the potential costs are too high. My district has performed a cost-benefit analysis and has ultimately concluded that the development costs more than the benefits it could generate.

I believe firmly that community must be at the center of development. The long-term success of any project is contingent on community trust and respect, and an assurance that their voices have been heard. In this case, the community's decision is clear, and I stand with District 14 neighbors in opposition to the petition.

For these reasons, I request that you recommend denial of the petition to the Metropolitan Development Commission.

Thank you,

Andy Nielsen
City-County Councilor – District 14

andy.nielsen@indy.gov
www.indy.gov/council
O: 317.327.4242
C: 317-283-9680
200 E. Washington Street, Suite T-441
Indianapolis, IN 46204

Blackham, Kathleen

From:	Levesque, Josh
Sent:	Friday, June 5, 2026 1:02 PM
To:	Blackham, Kathleen
Subject:	Fw: Irvington Data Center Proposal

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: LAURA CRANER <lauracraner@comcast.net>
Sent: Friday, June 5, 2026 9:10 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Irvington Data Center Proposal

Good morning,

I just wanted to reach out to express my trepidation at having a data center in Irvington at all, much less near the Penzey Trail. Irvington and the Penzey Trail are two of the best things we have on the east side of Indy. Please don't ruin it with a Data Center. Irvington is a thriving community. Tonight I will be attending first Friday. I go to the Irvington Halloween festival every year, and frequent the restaurants and shops in the area. The last thing Irvington needs is a project that runs the residents out of the area. The residents who keep all those festivals and the businesses in the area thriving. On behalf of myself and many others who live on the east side and who love the vibe in Irvington. Please do everything in your power to preserve and promote it, rather than dismantling one of the best neighborhoods in town.

Thank you,

Laura Craner
952-393-1771

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 8:17 AM
To: Blackham, Kathleen
Subject: FW: NO to Irvington Data Center

From: Ava Cross <avatrex@gmail.com>
Sent: Thursday, June 11, 2026 8:15 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: NO to Irvington Data Center

Dear representatives of the MDC,
My name is Ava Cross and I am an East Side resident of Indianapolis. I live at 813 N. Graham Ave., Indianapolis, IN 46219.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we

cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Ava Cross
813 N. Graham Ave., Indianapolis, IN, 46219

Blackham, Kathleen

From: PlannerOnCall
Sent: Wednesday, June 10, 2026 3:31 PM
To: Blackham, Kathleen
Subject: Fw: Irvington Data Center

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Christian Shafer <christianshafer92@gmail.com>
Sent: Wednesday, June 10, 2026 12:19 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Irvington Data Center

Dear representatives of the MDC,

My name is Christian Shafer and I am an East Side resident of Indianapolis. I live at 4530 E New York st.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am strongly opposed to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

Cancer-causing groundwater contaminants affecting 1753 residents: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
Danger to school children – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
Resource Drain – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
Little community benefit vs. major corporate benefit – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.
The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Christian Shafer

4530 E New York st Indianapolis, IN 46201

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, June 10, 2026 12:56 PM
To: Blackham, Kathleen
Subject: FW: Irvington Data Center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Christian Shafer <christianshafer92@gmail.com>
Sent: Wednesday, June 10, 2026 12:21 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: Irvington Data Center

Dear representatives of the MDC,

My name is Christian Shafer and I am an East Side resident of Indianapolis. I live at 4530 E New York st.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am strongly opposed to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

Cancer-causing groundwater contaminants affecting 1753 residents: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
Danger to school children – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
Resource Drain – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
Little community benefit vs. major corporate benefit – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.
The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Christian Shafer

4530 E New York st Indianapolis, IN 46201

Blackham, Kathleen

From: Weigel, Michael
Sent: Thursday, June 4, 2026 10:30 AM
To: Blackham, Kathleen
Subject: FW: June 11th MDC Hearing - DC Blox

Another email for that petition case, below.

Thanks,

Michael Weigel, AICP Candidate | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
michael.weigel3@indy.gov | 317-327-5114 | https://www.indy.gov/agency/department-of-metropolitan-development
Talk to a planner: planneroncall@indy.gov
Land use petition forms and fees: indy.gov: Land Use Petition Forms and Fees
Petition submittal: Planning, Zoning & Urban Design - Indianapolis, IN
DMD Municode meetings/agendas: Department of Metropolitan Development Agendas/Minutes | Meetings Portal - Indianapolis and Marion County (municodemeetings.com)

From: Samantha Mitchell <samanthadmitchell1@gmail.com>
Sent: Thursday, June 4, 2026 9:58 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: June 11th MDC Hearing - DC Blox

Hello,

I am looking to get in contact with the the Metropolitan Development Commission's hearing examiner. If I have reached the wrong contact for that, my apologies, please connect me with the right person.

My name is Samantha Mitchell Cullison and I am a resident of Irvington. I live approximately one mile from the proposed site of the DC Blox data center site at the former Ford/Visteon property near South Kitley Avenue and the Pennsy Trail.

Ordinarily, I would attend the June 11 hearing in person to voice my concerns. Unfortunately, I will be out of state tending to a family matter and cannot be present.

Nevertheless, I respectfully ask that my opposition to this proposal be entered into the record and considered as part of your review.

I am deeply concerned about the potential impacts this project could have on the surrounding community, particularly on nearby residents who will bear the consequences of this development long after the hearing concludes.

First, I am concerned about the effect that large-scale data centers may have on utility costs. Like many Indianapolis residents, I already struggle with high electric bills. I have lived in Indianapolis for 10 years and my AES bill has increased substantially over that time period. I cannot afford additional increases

and I know my neighbors cannot either. We are stretched too thin. While assurances have been made that existing customers will not bear the costs associated with this facility, many residents remain unconvinced. Given the scale of the proposed campus and its substantial energy demands, I believe caution is warranted before approving a project that could place additional strain on local infrastructure.

Second, I am concerned about noise. The proposal includes numerous backup generators and around-the-clock operations. Even if the facility complies with technical noise standards, those standards do not necessarily reflect the lived experience of nearby neighborhoods. Residents deserve confidence that their homes, backyards, parks, trails, and community spaces will not be negatively affected by persistent industrial noise.

Third, and perhaps most importantly, I am concerned about the project's proximity to Irvington Community Elementary School. I do not yet have children, but I hope to one day. I will remain in this neighborhood and that is the school my future children would attend. I find it troubling that a major industrial facility with extensive power infrastructure and backup generators could be located directly across from an elementary school. Parents, future parents, teachers, and students deserve a thorough examination of the long-term implications before such a project moves forward.

Finally, I am concerned that this project is proposed on a former industrial brownfield site. As someone who lives nearby and hopes to raise a family in this community, I want to know what protections will be in place if excavation uncovers contamination or other environmental hazards. The site sits near homes, recreational areas, and a school, and I believe residents deserve clear answers before a project of this scale moves forward.

My husband and I built our home in Irvington just last year. We could have left Marion County for our pick of any donut county. But we chose to make our home in Irvington because it is a community with strong neighborhoods, walkable spaces, local schools, and a sense of place that residents work hard to preserve. While economic development is important, not every project is appropriate for every location. I urge the Metropolitan Development Commission to prioritize the interests of the people who already live here and carefully weigh whether this proposal is truly compatible with the surrounding community.

Thank you for your time, consideration, and public service. I respectfully request that this correspondence be included in the record for the June 11 hearing.

Kind regards,
Samantha Mitchell Cullison

--

Samantha Dianne Mitchell Cullison, J.D.
Pronouns: she/her/hers
Robert H. McKinney School of Law Class of 2022
Indiana University Purdue University Indianapolis Class of 2019
samanthadmitchell1@gmail.com |(812)508-2010

Blackham, Kathleen

From: Weigel, Michael
Sent: Thursday, June 4, 2026 11:07 AM
To: Blackham, Kathleen
Subject: FW: DC Blox Data Center

Michael Weigel, AICP Candidate | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
michael.weigel3@indy.gov | 317-327-5114 | https://www.indy.gov/agency/department-of-metropolitan-development
Talk to a planner: planneroncall@indy.gov
Land use petition forms and fees: indy.gov: Land Use Petition Forms and Fees
Petition submittal: Planning, Zoning & Urban Design - Indianapolis, IN
DMD Municode meetings/agendas: Department of Metropolitan Development Agendas/Minutes | Meetings Portal - Indianapolis and Marion County (municodemeetings.com)

From: kgill70@netzero.net <kgill70@netzero.net>
Sent: Thursday, June 4, 2026 10:44 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: DC Blox Data Center

Please vote no to this. I'm in District 14, and no one wants this data center that'll affect Pennsy trail users (like me), students and teachers at Irvington Elementary, and the 1,700 residents who are nearby. I attended the forum that Andy Nielsen hosted at Downey Avenue Christian Church and stepped out of my comfort zone to be one of the speakers expressing concerns. DC Blox isn't for our common good.

Please vote no.

Karen Davis

Blackham, Kathleen

From: Landon Davison <landon.davison@gmail.com>
Sent: Tuesday, June 9, 2026 9:43 AM
To: PlannerOnCall
Subject: DC Blox Opposition

Good morning,

I am an east-side Indianapolis resident and I am deeply concerned about the plans for a data center in the Irvington area. Indiana has the highest subsidies in the nation for these projects, which are decidedly not a good use of taxpayer resources. Promote development that actually creates jobs, and not the limited construction roles for the build-up. I am staunchly opposed to any new data centers in our community.

--
Warmly,
Landon Davison

BS- Indiana University Bloomington
www.linkedin.com/in/landondavison

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 9:47 AM
To: Blackham, Kathleen
Subject: FW: Near East Side Resident in Opposition of DC Blox Data Center

From: Haleigh Stiner <hstiner30@gmail.com>
Sent: Thursday, June 11, 2026 9:05 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Near East Side Resident in Opposition of DC Blox Data Center

Dear representatives of the MDC,
My name is Haleigh Day and I am an East Side resident of Indianapolis. I live at 1424 Wallace Ave, Indianapolis, IN, 46201.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 13, 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

As a school social worker, I cannot imagine the immense impact a project like this would have on my families and students. I do not want that for my school, nor for any school in the Indianapolis area.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Haleigh Day
1424 Wallace Ave, Indianapolis, IN 46201

Blackham, Kathleen

From: Sarah Decker <sarah.decker.sd@gmail.com>
Sent: Monday, June 8, 2026 1:38 PM
To: PlannerOnCall
Subject: Official Objection: DC Blox Variance (305 Fintail Drive) – Near Resident Impact

Hello,

I oppose the DC Blox variance because our community cannot absorb the residential utility rate hikes caused by industrial grid demands. As a nearby resident already facing utility affordability challenges, the city must protect ratepayers before approving high-consumption tech campuses.

Thank you,

Sarah Decker

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 7:35 AM
To: Blackham, Kathleen
Subject: FW: No data center in Irvington

From: Katie Deveau <kedeveau1@gmail.com>
Sent: Thursday, June 11, 2026 7:32 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: No data center in Irvington

Hello,

My name is Katie and I am a resident of Indianapolis who works in Irvington at 5541 East Washington.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am strongly opposed to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

•Cancer-causing groundwater contaminants affecting 1753 residents: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
•Danger to school children – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
•Resource Drain – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing

environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
•Little community benefit vs. major corporate benefit – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Katie Deveau

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Tuesday, June 9, 2026 12:18 AM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

From: Rebecca Johns <rebeccajadejohns@gmail.com>
Sent: Monday, June 8, 2026 8:23 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Rebecca Dien-Johns and I am an East Side resident of Indianapolis. I live on S. Downey Avenue, Irvington.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I live 1.39 miles from the site, and I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation.

Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Rebecca J. Dien-Johns

23 S Downey Avenue, Indianapolis, IN 46219.

Blackham, Kathleen

From: PlannerOnCall
Sent: Wednesday, June 10, 2026 3:31 PM
To: Blackham, Kathleen
Subject: Fw: Nay on DC Blox data center

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner | Land Use Petitions
Forms & Fees
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: D K <spicedham16@gmail.com>
Sent: Wednesday, June 10, 2026 12:37 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Nay on DC Blox data center

Good day,

As a resident of Irvington, a frequenter of the Pennsy Trail, a citizen concerned about our environment and a taxpayer of this township/city/state, I urge the council to decline the approval of a data center to be built in our community as it will cause more damage to our residents than do any good for us.

It's been widely reported across the nation where these data centers are being built, they are straining power grids they connect to with no solution of additional eco-friendly power generation being added. And this is at a time where our local power company is already charging historic high rates during a time in this economy when people are having to choose between food or shelter. It's just wrong! Any idea of on-site power generation is not a absolute no-go as well as it adds to more air pollution to our already horrible air quality as well as excessively high levels of noise pollution on top of the screaming sounds of cooling fans that would be deafening.

Let's also talk about water use. They will likely need it like all other places building and running data centers. Excessive amounts that put the strain on our system, water availability and the worry of water

pollution. Would they even treat it to actual fair standards before discharging it? This is just such a bad idea.

The fact that companies come in and ruin any area they build, get insane tax cuts for doing so and likely adding very few jobs aside from the temporary construction crews and they add nothing to our community/city/state is not good at all and should be avoided.

Our neighborhoods/townships/cities/countys/states and country all functioned without these massive AI data centers since the beginning of time and now they tell us we can't live without them. Most of us don't even use any part of their products in our lives and a lot of us just don't want to. It isn't worth the cost of destroying communities and the health of those living there. The effects of these centers to their surrounding communities hasn't been studied to know all the effects it could have, capitalists are just building these places as fast as they can without knowing the full impacts on the communities.

Another thing, I haven't heard of any of these tech companies giving back to the communities the strain beside "jobs"... So they get millions/billions in tax breaks, pollute our air and water, give us noise pollution, strain our power grid and won't likely ever give back to our communities while enjoying massive profits and causing the wealth gap between us citizens and the oligarchs to widen more.

I seriously URGE the council to listen to us and tell DC BLOX our community is not a fit for their project. Furthermore, if any other companies try to request to build any similar centers in the future, know we won't want these around unless they can prove to us citizens and the council that there is a fair benefit for the community.

I could go on on why these data centers are no good, but I trust my comments above will be echoed by others to why we don't want any data centers in our community. Please don't keep ignoring communities like we've already seen with Martindale-Brightwood. Listen to the people who live in these neighborhoods no matter their financial/class status.

If these companies can come in and build without needing tax incentives, give back to the community in more ways that a few dozen jobs, not add to ANY type of pollution, use as many green concepts to run their industries, maybe the communities would consider hearing a proposal. To this day, I don't think any place has ever offered anything like that.

Say No to DC BLOX!

Thank you
Dustin L.
Irvington resident

Blackham, Kathleen

From: fatsbigelo <wbbrewermachine@gmail.com>
Sent: Saturday, June 13, 2026 12:52 PM
To: PlannerOnCall
Subject: FIRM NO to the DC BLOX data center

I would like confirm as resident of the Emerson heights neighborhood that if the data center is approved and constructed. I will personally vote out every politician in this current administration if the data center breaks ground. Secondly I will no longer intend to purchase property anywhere near this data center and will move tax dollars to a county that actually represents their constituents. I would like for you to consider the short term gain vs long term pain of a project like this. This project will hire 500 people DURING CONSTRUCTION however when that's done those jobs will be gone. In addition those 500 jobs will likely be filled by those from outside the local area. In addition when the data center is completed it will take 1-2 orders magnitude less employees to man the completed data center. This proposition is extremely short sighted in this economy. To expand on this thought, currently our entire stock market is being held up by AI however this is not rational activity. Fundamentally we are investing into the idea that this data center is guaranteed to lose money for the foreseeable future. We are hoping this AI technology will go the way of the ride-sharing services and hope that if they charge astronomically more to fewer costumers that they hope to make a profit one day. Another note is this data center will not be good for our locals from concerns of water pollution, higher electricity costs, and down right crippling noise pollution to those closest to the data center . I plead that this project not go through for the sake of future generations that will get to enjoy the near east side hopefully more than the current generation.

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 6:47 AM
To: Blackham, Kathleen
Subject: FW: No to Irvington Data Center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Sarah Ferguson <sarahrayann123@gmail.com>
Sent: Thursday, June 11, 2026 4:48 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>
Subject: No to Irvington Data Center

Dear Representatives of the MDC,

My name is Sarah, and I am a resident of Indianapolis.

I am writing regarding the DC Blox data center project proposed at the Thunderbird Commerce Center, southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

You need to take accountability for the decisions you are making on behalf of our city. This proposal is being presented as if it is simply part of the technology infrastructure people use every day, but that is misleading. Data centers are being built to support the explosive growth of artificial intelligence and large-scale data processing, bringing impacts that our community will have to live with for decades, with no or minimal tax revenue.

These facilities consume enormous amounts of electricity and water. They place additional strain on public utilities and infrastructure, while residents are left wondering why their utility bills continue to rise.

We have already seen concerns raised through the IURC investigation and through utility expansion projects tied to data center development. It is unacceptable for residents to bear the costs while private corporations reap the benefits.

The environmental impacts also deserve serious scrutiny. Data centers require massive amounts of water for cooling, and the public deserves a clear understanding of how those resources will be used, what risks exist, and what long-term effects these facilities may have on our community.

Most importantly, you must heed the warning issued by the City-County Council, which unanimously called for a pause and a more thoughtful approach to data center development. Do not approve additional projects without first adopting a detailed and comprehensive ordinance that includes meaningful public input and transparency. Residents deserve the opportunity to fully understand and weigh in on developments that could permanently alter their neighborhoods.

I urge you to establish a moratorium on new data center development until the public, local officials, and independent experts have had the opportunity to thoroughly examine the economic, environmental, and infrastructure impacts. Relying on talking points provided by attorneys and developers is not the same as listening to the people who live here.

Your responsibility is to protect the interests of Indianapolis residents, not to fast-track projects before adequate safeguards are in place.

These developments are unlike anything our city has faced before. The scale, speed, and potential consequences demand caution, transparency, and public accountability. Once these facilities are built, the impacts cannot simply be undone.

I am strongly opposed to the development of a data center at this location and urge you to reject this proposal until proper protections, regulations, and public processes are established.

Sincerely,

Sarah
Indianapolis Resident

Blackham, Kathleen

From: debbiemflynn@aol.com
Sent: Tuesday, June 9, 2026 7:43 PM
To: PlannerOnCall
Subject: DC Bloc data center

Dear MDC

This is my written objection to DC Bloc data center or any other near my neighborhood. I strongly object to this proposal as I don't see any advantage for jobs or improvement to this area. I do see upsurge in utility rates that neighbors who are already struggling to pay, dangerous pollution, huge theft of our natural resources. Other reports claim lower standards of living for those near these self-serving data centers. Please don't allow this money grabbing data center to come into our already struggling neighborhood.

Thank you for your time.
Debra Flynn

Blackham, Kathleen

From:	Darren Fortner <darrenjfortner@gmail.com>
Sent:	Tuesday, June 9, 2026 10:32 AM
To:	PlannerOnCall; Patz, Bryce; Nielsen, Andy; Hart, Michael-Paul
Subject:	Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Darren Fortner, and I am an East Side resident of Indianapolis. I live at 1202 N Graham Ave, Indianapolis IN 46219

I am emailing you regarding the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am strongly opposed to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents:** Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children:** The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain:** We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Little community benefit vs. major corporate benefit:** The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Darren Fortner

1202 N Graham Ave, Indianapolis IN 46219

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 1:06 PM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Amanda <aystinnett@gmail.com>
Sent: Thursday, June 11, 2026 11:24 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Amanda and I am an East Side resident of Indianapolis. I live at 960 Lesley Avenue 46219.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am strongly opposed to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

Cancer-causing groundwater contaminants affecting 1753 residents: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
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Resource Drain – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
Little community benefit vs. major corporate benefit – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.
The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Amanda Foti, MPH

960 Lesley Ave
Indianapolis, IN 46219

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Tuesday, June 9, 2026 12:16 AM
To: Blackham, Kathleen
Subject: FW: No Data Center!

From: Justin Fowler <jfowler27@yahoo.com>
Sent: Monday, June 8, 2026 6:50 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: No Data Center!

To whom it may concern;

Do not approve any data centers. They create excessive noise, heat, and pollution. They generate nothing of value, but super charge electric and water bills. The air in Indianapolis is bad enough without 58 backup jet engines spewing fumes into the air.

Respectfully,
Justin T. Fowler

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, June 10, 2026 8:24 AM
To: Blackham, Kathleen
Subject: FW: Irvington Datacenter

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Brooke Fox <brookefox@live.com>
Sent: Wednesday, June 10, 2026 6:41 AM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: Fwd: Irvington Datacenter

I am forwarding my opposition letter regarding the proposed Irvington data center.

As an Irvington resident and environmental scientist, I respectfully ask that you consider the concerns outlined below as you evaluate this project.

Thank you for your time and service to our community.

Brooke Fox

Sent from my iPhone

Begin forwarded message:

> **From:** Brooke Fox <brookefox@live.com>
> **Date:** June 10, 2026 at 06:37:25 EDT

To: planneroncall@indy.gov
Subject: Irvington Datacenter

Hello,

I oppose the proposed data center. As an environmental scientist and a resident, I am concerned that projects like this are too often placed in working-class communities where people have less time and fewer resources to navigate lengthy zoning and permitting processes. This developer should not be allowed a variance. There is a reason for the zoning laws and we would like to see them intact.

There are real concerns associated with data center development, including the loss of natural areas, increased demands on water and energy infrastructure, noise from cooling systems and backup generators, construction traffic, and the industrialization of our community. These are impacts that will affect our daily lives for years to come. I urge the committee to carefully consider whether this project is truly in the best interest of our community and whether its benefits outweigh the costs that we the residents will bear.

Thank you

Brooke Fox

Irvington Resident

Sent from my iPhone

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 10:45 AM
To: Blackham, Kathleen
Subject: FW: Neighborhood resident AGAINST Eastside/Irvington Data Center

From: Jolene Fredriksz <jfredriksz@gmail.com>
Sent: Thursday, June 11, 2026 9:38 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Neighborhood resident AGAINST Eastside/Irvington Data Center

I am writing to add my voice to those of my neighbors against the variance to allow a data center within our neighborhood.

I am greatly concerned about the impact caused by the sharp increase in noise, traffic, energy consumption, and water use. The EPA and local government will not protect us from these impacts. This is a project prioritizing profit for non-local owners over residents needs and wishes.

Our proprerty values, quality of life, and even our health is at risk.

NO data center in Irvington.

Jolene Fredriksz
Irvington resident
Pediatrician

Blackham, Kathleen

From: LENORE FRIEDLY <lenorefriedly@gmail.com>
Sent: Monday, June 8, 2026 2:39 PM
To: PlannerOnCall

Follow Up Flag: Follow up
Flag Status: Completed

Dear representatives of the MDC,

My name is [NAME] and I am an East Side resident of Indianapolis. I live at [ADDRESS].

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and

concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Lenore Friedly

Blackham, Kathleen

From: Patz, Bryce
Sent: Monday, June 15, 2026 7:41 AM
To: Blackham, Kathleen
Subject: FW: STOP DC BLOX

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Jessica Gendron <jngendro2@gmail.com>
Sent: Saturday, June 13, 2026 5:32 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: STOP DC BLOX

Dear representatives of the MDC,
My name is Jessica Gendron and I am an East Side resident of Indianapolis. I live at 368 S Sheridan Ave, Indianapolis IN 46219. This is my first home and I bought it on a pike township teacher's salary with intentional savings and now I have major concerns.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter,

IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
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The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Jessica Gendron
368 S Sheridan Ave. 46219

Blackham, Kathleen

From: PlannerOnCall
Sent: Wednesday, June 10, 2026 3:39 PM
To: Blackham, Kathleen
Subject: Fw: No data center

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner | Land Use Petitions Forms & Fees
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Sujata Ghate <sujataghate@gmail.com>
Sent: Wednesday, June 10, 2026 1:15 PM
To: City-County Council <City-County.Council@indy.gov>
Cc: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: No data center

Dear representatives of the MDC and City Councilors,
My name is Sujata and I am an East Side resident of Indianapolis. I live at 2705 E. St. Clair St., 46201.
As a clinical social worker, mother to two young chlidren, public school and health advocate, mother and resident, I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

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The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Sujata Ghate, LCSW

Blackham, Kathleen

From:	Uhlenhake, Robert
Sent:	Monday, June 8, 2026 1:07 PM
To:	Blackham, Kathleen
Subject:	FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

From: Lesli Gibson <lagibson90@gmail.com>
Sent: Monday, June 8, 2026 12:33 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Leslie Gibson and I am an East Side resident of Indianapolis. I live at 520 N Campbell Ave, Indianapolis, IN 46219

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

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I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Leslie Gibson
lagibson90@gmail.com
(574)361-4096

Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 16, 2026 3:38 PM
To: Blackham, Kathleen
Subject: FW: DC Blox Data Center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Nina Goldsmith <ninadgoldsmith@gmail.com>
Sent: Tuesday, June 16, 2026 3:33 PM
Subject: DC Blox Data Center

Good afternoon,

I am a resident on the East Side of Indianapolis just over a mile from where the DC Blox data center is being proposed. I have many concerns about the impact that this building will have on myself, my neighbors, and the overall progression of society. You have a voice in the future of this project and I would appreciate you taking the time to consider my worries and using them to be a voice for the people you should be representing.

Firstly, in addition to existing construction projects (for things that residents *are* in support of), the building of this infrastructure will create additional noise and traffic disruption. While DC Blox has committed to emitting only 65 decibels of noise during the data center's operation, this does not account for the noise that will occur while it is being built; that is simply not feasible. Alongside this, residents have not been provided with any data regarding predicted traffic impacts. Have any studies been conducted? We have been left completely out of the loop and are lacking lots of information on a project that will directly impact us all.

Furthermore, data centers are said to have had large impacts on water and air quality. Residents near existing data centers have reported a large drop in water pressure and quality after its introduction.

Despite DC Blox's proposal of a closed loop cooling system, where a hundred tons of water will be stored once and reused indefinitely, there is no available information on if this actually restores the negative impacts that people have been victims of before. Even though it won't be *constantly* pulled in large amounts, what happens after that first water collection? Surely it won't be void of consequences. The East Side is home to a historic neighborhood that already experiences its fair share of water difficulties. There has also been no mention to residents about potential air quality control measures. Any emissions of nitrogen oxide, sulfur dioxide, and/or carbon monoxide will affect me and my neighbors. PEOPLE LIVE HERE. DC Blox is well aware of the trail that exists meters from the site; I easily suspect any claims they make to fund the trail's upkeep to be for show. What *tangible plans* do they have to protect us?

Lastly, I want to make it absolutely clear that we have **NOTHING TO GAIN** from this. Aside from any reasons we may collect against the construction of this establishment that I have discussed (not even mentioning potential decreases in property value, increases in energy consumption & bills, etc.), WE DON'T LIKE DATA CENTERS! No matter any "perfect" or "up to code" construction plans, I am fundamentally against the farming and harboring of peoples data. The increasing use of artificial intelligence has exacerbating negative effects on cognitive offloading, lack of privacy, loneliness and isolation, etc. I do not care how many billions of dollars could be in it for DC Blox. The handful of stable, high paying jobs are the only reason to consider supporting this construction and they are not worth the trade offs. Artificial Intelligence itself is already taking the jobs of many.

Regardless of your personal opinions, I urge you to represent the people who live on the East Side. It is not too late to stop this from being built. No one has their hands tied. This construction is not an inevitability.

Nina

Nina Goldsmith
ninadgoldsmith@gmail.com
(she/her)

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 8:17 AM
To: Blackham, Kathleen
Subject: FW: Absolute Community Opposition to Proposed Data Center

From: Myles Daniel <mylesdanielg@gmail.com>
Sent: Thursday, June 11, 2026 8:02 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Absolute Community Opposition to Proposed Data Center

Dear representatives of the MDC,
My name is Myles Gordon and I am an East Side resident of Indianapolis. I live at 5230 E Washington St, steps away from this proposed site.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am strongly opposed to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

Cancer-causing groundwater contaminants affecting 1753 residents: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

Danger to school children – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

Resource Drain – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing

environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

Little community benefit vs. major corporate benefit – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.
I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.
Thank you for your time and your service to our community. AI companies and data centers have bullied and exploited the residents and taxpayers of Indiana for too long. You have an opportunity to stand up and establish yourself as an outlier that cares about authentic human production. I look forward to your support in stopping this project.
Respectfully,
Myles Gordon
5230 E Washington St
Indianapolis, IN 46219

This template and amendments made to it were proudly written by humans, NOT AI.

Blackham, Kathleen

From: Patz, Bryce
Sent: Friday, June 12, 2026 7:15 AM
To: Blackham, Kathleen
Subject: FW: I am in OPPOSITION of the DC Blox proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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Citizen Access Portal



From: Danielle Graves <daniellejoygraves@gmail.com>
Sent: Thursday, June 11, 2026 8:37 PM
To: Danielle Graves <daniellejoygraves@gmail.com>
Subject: I am in OPPOSITION of the DC Blox proposal

My name is Danielle Graves and I own a home with my partner, Nick Witten, less than a mile and a half away from where DC Blox wants to build a data center.

Almost everyday Nick and I go on a walk in our neighborhood, and almost everyday while on our walk we are overwhelmed with gratitude for the neighborhood we have and the home we found two years ago.

I'm not sure how to even put into words the overwhelming feeling I have when thinking about this data center in our neighborhood. Proposed to be right off the Pennsy Trail where people are trying to enjoy the outdoors, right next to a school where children are trying to learn.

Who is this data center for? Certainly not the children in the school, the people on the trail or anyone in this community. No money from any data center will ever replace the quality of life that will be taken from us.

While I know the hearing is today is over, I want to communicate that I and the Irvington community are in strong opposition of this proposal.

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 7:30 AM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

From: Todd Taber <tavtaber@gmail.com>
Sent: Thursday, June 11, 2026 6:30 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,
My name is Todd Taber and I am an East Side resident of Indianapolis. I live at 1340 North Dequincy Street, Indianapolis.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,
Todd Taber

Blackham, Kathleen

From: Jennifer Guiliano <jenguiliano@gmail.com>
Sent: Tuesday, June 9, 2026 7:31 PM
To: PlannerOnCall
Subject: Constituent Concern: Please Oppose the Proposed DCBlox Data Center Variance

Dear Commissioners,

My name is Dr. Jennifer Guiliano, and I am a constituent living in Irvington in Warren Township on the Eastside of Indianapolis. I am writing to you today to express my strong opposition to the proposed DCBlox data center and to urge you to vote against any measures including variance approval that would allow it to move forward.

Locating an industrial data center alongside the Pennsy Trail and within just a few blocks of a public school will negatively impact the environment and our neighborhoods.

This variance proposal should be stopped based on the following concerns:

- Severe Noise Pollution: Continuous 24/7 cooling and generator systems can produce industrial noise reaching dangerous decibel levels, causing long-term stress and threatening the well-being of all residents. Irvington/Warren Township has a reputation for being quiet and peaceful...so much so that I can hear the Speedrome and Hawthorne Yard operations on a daily basis. These are limited operations while the DC Blox center would be a continuous sound disrupting homeowners ability to have windows open and enjoy the sounds of our community.
- Environmental Impact Studies: The proposed dozens of on-site diesel generators and massive HVAC systems will degrade local air quality. Approximately one in nine (11.0%) Indiana adults (18 years and older) are diagnosed with asthma. Approximately one in 12 (8.2%) Indiana children (17 years and younger) are diagnosed with asthma. As the Indiana Department of Health notes, asthma significantly impacts not only workplace and school attendance but reduces income and increases use of health infrastructure.
- Massive Resource Drain: Data centers demand millions of gallons of water and extensive electricity, which threatens our local infrastructure and strains the power grid. Hoosiers have been struggling with the rising costs of electricity; diverting resources (either through tax breaks or by taxing already stressed power grids) will undoubtedly increase individual costs. Additionally, national studies have shown that data centers, even closed loop systems like that proposed by DCBlox, can produce runoff detrimental to city streets, tax the water table, and strain roadways.
- Lack of Community Benefit: This facility will bring virtually no permanent on-site jobs; in fact, the proposed center will only employ 35 people. DC Blox has committed to 5 years of donations to the Pennsy Trail fund---these will further offset and benefit the corporation as a tax deduction rather than directly benefiting the community. In effect, these funds will likely be insufficient to cover costs needed to offset any potential damage to the Trail.

We cannot risk long-term damage to the community for a project that offers little to the surrounding area. I urge you to vote against this variance and suggest that the Metropolitian Development Commission follow the path of thirty-five other cities in the US and ban the construction of data centers.

I urge you to listen to your constituents, not corporate lobbyists. Please honor your duty to represent the people of Indianapolis by:

- Publicly stating your opposition to the data center project.
- Demanding full transparency and a truly public, democratic process for decisions of this magnitude.
- Voting NO on any legislation or zoning changes that would enable this project to proceed.

Thank you for your time and your service to our community. I look forward to your response regarding your stance on this critical issue.

Sincerely,

Jennifer Guiliano

6037 E Saint Joseph St

Indianapolis IN 46219

jenguiliano@gmail.com

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 10:47 AM
To: Blackham, Kathleen
Subject: FW: Public Comments on Proposed Data Center

From: Vince Gulliver <vicgull5@gmail.com>
Sent: Thursday, June 11, 2026 10:45 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Public Comments on Proposed Data Center

To Whom It May Concern,

My name is Vincent Gulliver and I have lived in Indianapolis for my entire life. I vehemently oppose the construction of any data centers in Indianapolis, as they would result in devastating economic and environmental consequences. People already struggling to pay their electricity bills due to price hikes from AES would have to worry about paying a premium for the massive amounts of electricity used by data centers as well. Our already poorer-than-average air quality would get even worse, and thousands of Indianapolis families would risk losing access to clean, potable water due to the sheer volumes of water that data centers demand.

The people of Indianapolis have made it abundantly clear that we do not want a data center in our community. I ask that the MDC reject DC Blox's request for a variance.

Regards,
Vincent Gulliver

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 1:07 PM
To: Blackham, Kathleen
Subject: FW: No data center

Bryce Patz (he/him/his) | Administrator - Current Planning Current Planning | Department of Metropolitan Development | City of Indianapolis bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966 ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner Citizen Access Portal

-----Original Message-----
From: Owen Hagist <ohagist@icloud.com>
Sent: Thursday, June 11, 2026 10:49 AM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: Re: No data center

Also having the meeting at noon on a work day is very shady, how are people supposed to participate in their government if you a deliberately making it impossible?
Sent from my iPhone

> On Jun 11, 2026, at 09:16, Owen Hagist <ohagist@icloud.com> wrote:
>
> No data center please, the people don't want it and this is a government for the people and by the people, so please represent the people.
> Sent from my iPhone

Blackham, Kathleen

From: Baker , Adrienne
Sent: Thursday, June 11, 2026 4:16 PM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal.

Adrienne D. Baker | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

From: PlannerOnCall
Sent: Thursday, June 11, 2026 3:57 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal.

Adrienne D. Baker | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

From: kelly haluda <vampire2112@att.net>
Sent: Thursday, June 11, 2026 3:33 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Bruce.Patz@indy.gov; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart,

Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal.

Dear representatives of the MDC,

My name is Kelly Haluda and I am an East Side resident of Indianapolis. I live at **940 N. Hawthorne Lane.**

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

[Kelly Haluda]

[940 N. Hawthorne Lane]

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, June 10, 2026 8:28 AM
To: Blackham, Kathleen
Subject: FW: Data Center at S Kitley and Pennsy Trail

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Cory Harbour <coryharbour9@gmail.com>
Sent: Tuesday, June 9, 2026 11:30 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Data Center at S Kitley and Pennsy Trail

Dear representatives of the MDC,
My name is Cory Cardwell and I am an East Side resident of Indianapolis. I live at 11 S Irvington Ave, Indianapolis IN 46219.
Below is an email I hope you are seeing time and time again full of important concerns about these data centers trying to shove themselves into our communities. I just wanted to add my own personal plea from my brain and heart, two things I fear people are losing access to at rapid speeds...
Please do not be careless with your power. Please do not choose to harm your fellow Hoosiers who are living in an area of the city that is already notoriously neglected. I hope to be at the meeting with my 2 young children in tow but it shouldn't matter how many people are able to make it to a meeting on a weekday afternoon to oppose this… its evident that approving it will harm people. New testimonies are coming out all the time of people living near these across the country and the harm it's causing them.
Now we can return to the previously scheduled, pre written, but important concerns below.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and

Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.
I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.
Thank you for your time and your service to our community. I look forward to your support in stopping this project.
Respectfully,
Cory Cardwell
11 S Irvington Ave
Indianapolis, IN 46219

Blackham, Kathleen

From: Dana Harrison <dana.l.harrison@gmail.com>
Sent: Tuesday, June 9, 2026 9:00 PM
To: PlannerOnCall
Subject: East Side Data Center

Hello. I am a resident of Irvington (727 N Audubon Rd) and am writing in opposition to the proposed data center by DC BLOX.

At a minimum, the proposal should be tabled in accordance with the City County Council's request while DMD determines the right rules for such structures in Indianapolis. Indianapolis does not have the proper guidelines in place for even considering such developments and major questions need to be addressed.

First and foremost, we need clarity on the use of our open land. Given our poverty, prevalence of low-wage jobs, and notably high rents, I posit that entities that bring full-time jobs of $22/hour or more and that require no more than a certificate or Associate's Degree, as well as housing that is a mix of affordable and moderate market rate should be priorities.

This site in particular has tremendous potential on both fronts, particularly with its proximity to a grocery (Aldi) and schools in Irvington.

Rather than give away tax money in the form of incentives, let's invest in cleaning up the brownfield and supporting development that supports the community.

Regards,
Dana

--
Dana Harrison
dana.l.harrison@gmail.com
317-446-9191
Work: dana@synergycs.net
Synergy Consulting Services
www.synergycs.net

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 1:04 PM
To: Blackham, Kathleen
Subject: FW: Official Opposition to DC Blox Data Center Petition (Irvington/Pennsy Trail Area

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: PlannerOnCall <PlannerOnCall@indy.gov>
Sent: Thursday, June 11, 2026 12:57 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: FW: Official Opposition to DC Blox Data Center Petition (Irvington/Pennsy Trail Area

Adrienne D. Baker | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Heather Havlin <hhavlin@icloud.com>
Sent: Thursday, June 11, 2026 12:54 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Official Opposition to DC Blox Data Center Petition (Irvington/Pennsy Trail Area

Sent from my iPhone

Whom It May Concern,

As a resident of the Irvington neighborhood and a taxpayer in Indianapolis, I am writing to express my strong opposition to the proposed DC BLOX data center near South Kitley Avenue and the Pennsy Trail. [1, 2]

This massive industrial project is entirely inappropriate for our community. I urge you to deny the zoning and variance requests for this development for the following critical reasons:

- **Threat to Community Health:** Massive data center campuses generate significant noise and air pollution. The proximity of this facility to our neighborhoods and nearby schools is a major health and safety hazard.
- **Strain on Infrastructure & Utilities:** This development threatens to excessively drain local water, drain clean air, and strain our electrical grid, potentially driving up utility costs for everyday ratepayers. [1, 2]
- **Disruptive Siting:** Locating a hyperscale industrial server farm adjacent to the Pennsy Trail and residential homes will forever alter the character and livability of Irvington. [1, 2]
- **Imbalance of Public Benefits:** The massive tax breaks being sought will heavily subsidize a multibillion-dollar developer while creating disproportionately few long-term, local operational jobs. [1]

Our community deserves development that prioritizes residents' well-being and environmental health over massive industrial infrastructure. I respectfully ask that you block this data center from being built in our backyard.

Thank you for your time, consideration, and service to our community.

Sincerely,

Heather Havlin
337 N Emerson Ave
hhavlin@icloud.com
317-742-4039

Blackham, Kathleen

From: PlannerOnCall
Sent: Wednesday, June 10, 2026 4:28 PM
To: Blackham, Kathleen
Subject: Fw: Public Comment on 2026-CVR-815/2026-CPL-815
Attachments: 6.11.2026_HealthbyDesign_MDC-Comments_2026-CVR-815.pdf

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Ashlyn Devine <adevine@hbdin.org>
Sent: Wednesday, June 10, 2026 4:06 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Public Comment on 2026-CVR-815/2026-CPL-815

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Hello Judy Weerts Hall and Commissioners,

Attached is Health by Design's public comment regarding Case Nos. 2026-CVR-815/2026-CPL-815.

Please reach out if you have any questions.

We appreciate your attention on this important matter.

Best,
Ashlyn

Ashlyn Devine (she/her)
Director of Advocacy & Grants
Health by Design

Email: adevine@hbdin.org
Phone: (317) 759-0017

615 N. Alabama Street, Suite 119
Indianapolis, IN 46204
www.healthbydesignonline.org

PUBLIC COMMENT

City of Indianapolis Department of Metropolitan Development
Metropolitan Development Commission

June 11, 2026

Dear Judy Weerts Hall,

My name is Ashlyn Devine, and I serve as Director of Advocacy and Grants at Health by Design. I am submitting this letter on behalf of Health by Design's board, staff, and coalition partners, in opposition to Case Nos. 2026-CVR-815/2026-CPL-815.

Health by Design works across Indiana to advance land use and transportation decisions that support healthy, equitable, and connected communities. From that perspective, we have serious concerns about the proposed DC Blox data center along the Pennsy Trail.

The Pennsy Trail is a popular greenway that offers trail users an opportunity to safely engage in physical activity, enjoy greenspaces, and access nearby destinations using active transportation. The City of Indianapolis should prioritize Trail-oriented Development (TrOD), a planning approach that prioritizes residential and commercial spaces around trails such as the Pennsy, maximizing accessibility to walkable, human-scaled environments. TrOD districts are intended to support job-generating, mixed-use development that strengthen the local economy and maximize public investment in transit infrastructure. In contrast, the proposed data center would function as a low-employment, highly intensive industrial use that does not contribute to a vibrant, transit-supportive environment and would limit future opportunities for the light industrial, manufacturing, and mixed-use development envisioned for this area. Granting this variance would undermine the City's adopted land-use policies, set a troubling precedent for future development within TrOD districts, and weaken the integrity of the City-County's zoning framework.

After the Ford factory was demolished in 2017, the site of the proposed data center was intended to become an industrial or manufacturing hub to boost the local economy and create job opportunities. It is estimated that the DC Blox data center would create only 35 permanent, specialized jobs—a far cry from the 2,000 employees who worked on assembly lines as recently as the 1990s.

In addition, while research on the public health impacts of data centers is still emerging, credible evidence already raises significant environmental and public health concerns. A national review of approximately 700 data centers found that nearly half were located in census tracts with above-median environmental burdens, as measured by the CDC's Environmental Justice Index. Residents of these census tracts experience greater health and socioeconomic vulnerabilities. The proposed site lies within one such tract - Census Tract 3613.

Given these concerns, we believe it would be prudent for this body to engage further with staff and consider a moratorium on new data center development until the City of Indianapolis can more fully assess and account for the long-term public health and environmental impacts associated

615 N. Alabama St., Ste. 119 | Indianapolis, IN 46204 | (317) 622-4820 | adevine@hbdin.org

PUBLIC COMMENT

City of Indianapolis Department of Metropolitan Development
Metropolitan Development Commission

with such facilities. To be clear, we are not anti-data center. However, we urge extraordinary caution with this type of land use and remain adamantly opposed to a data center at this site, immediately adjacent to the Pennsy Trail.

We respectfully urge denial of Case Nos. 2026-CVR-815/2026-CPL-815, or at minimum, deferral in favor of development proposals that better align with TrOD and the City's stated commitments to environmental sustainability and health equity.

Thank you for your time and consideration.

Ashlyn Devine

Ashlyn Devine
Director of Advocacy & Grants
Health by Design

approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

Cancer-causing groundwater contaminants affecting 1753 residents: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
Danger to school children – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
Resource Drain – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
Little community benefit vs. major corporate benefit – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.
The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Abby Gibson

444 N. Dequincy st. Indianapolis IN. 46201

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 6:51 AM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: njhein@gmail.com <njhein@gmail.com>
Sent: Wednesday, June 10, 2026 7:03 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,
My name is Nathanael Hein and I am an East Side resident of Indianapolis. I live at 27 N. Kenyon St..
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant

(site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,
Nathanael Hein

Blackham, Kathleen

From: PlannerOnCall
Sent: Friday, June 12, 2026 1:31 PM
To: Blackham, Kathleen
Subject: Fw:

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
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DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Tracy Herring <taherring@gmail.com>
Sent: Thursday, June 11, 2026 8:02 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject:

At this point, the evidence of damage to communities hosting hyperscale data centers is undeniable. To ignore that for whatever promises are being made is to imperil our entire community for nothing.

The construction noise and damage, the water usage and pollution, the noise of data center operations, the electrical usage and ensuing utility price hikes, the power usage that pressures the electrical grid and will cause more pollution than ever in a state dependent upon coal power, the contribution to the heat island effect, and the staggering carbon footprint that threatens to push the climate change disaster into tipping points unimaginable in the last 50 years...all of these are the price for...what? A handful of promised jobs?

And to give tax breaks on top of all of that is a real kick in the pants. Corporations have long promised job creation as a fair trade for tax breaks. For thousands of jobs? MAYBE the math worked out. But even someone with my lousy math skills can understand that tax breaks in the millions and even billions can never be made up in places with only temporary construction jobs (with no guarantees of hiring local workers) and a handful of permanent employees. The math doesn't work.

All of this for a speculative industry only making money from stock valuation and not an actual profit model. AI companies, even the biggest ones, are not making a profit. That's because this is an experiment, not a business model. There is no demand for their product, so they're shoving their product at us from every direction, telling us this is an "everything" machine, that will solve all our problems (they cannot show us how yet), is all inevitable and that "we" have to "win" this "race" or "someone else (possibly nefarious)" will. I know when someone is bullshitting and that is all some serious bullshit.

None of this is inevitable. No one even wanted it except for a handful of billionaires who wanted to be first to build "artificial intelligence", while saying that its existence is dangerous and that it will probably destroy the job market. Does this sound like the kind of people we should trust to build in our communities when we already know the damage they have caused in other ones?

It comes down to this: we don't need this data center, we don't want this data center, we will not benefit IN ANY WAY from this data center. And to hand over our community's future to AI speculators in a time when our economic futures are being crushed by an economy that has us already teetering on the brink, is inexcusable madness. We can do far better than this and we must. Do not let them in.

No data center. Not now, not ever.

Sincerely (written by a human and not AI),

tracy herring

* please consider the environment before printing this e-mail

Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 9, 2026 6:43 PM
To: Blackham, Kathleen
Subject: FW: Irvington Resident opposed to the DC Blox Data Center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: mike hess <mikeyahess1995@gmail.com>
Sent: Tuesday, June 9, 2026 6:25 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: Irvington Resident opposed to the DC Blox Data Center

Dear representatives of the MDC,

My name is Michael Hess and I am an East Side resident of Indianapolis. I live at 7543 Stockard Street.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am strongly opposed to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

Cancer-causing groundwater contaminants affecting 1753 residents: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl

chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
Danger to school children – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
Resource Drain – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
Little community benefit vs. major corporate benefit – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.
The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Michael Hess

7543 Stockard Street

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 8:53 AM
To: Blackham, Kathleen
Subject: FW: 3min read - DC Blox Neighbor Feedback

From: emily hillyer <emilyahillyer@gmail.com>
Sent: Thursday, June 11, 2026 8:47 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: 3min read - DC Blox Neighbor Feedback

To the Metropolitan Development Commission -

I implore you to do what the Irvington area community is loudly and clearly pleading for - reject the variance request for the DC Blox data center at the intersection of the Pennsy Trail and S Kitley Ave.

As a built environment professional and a neighbor who resides within a mile of this site, I am strongly against the proposed data center for a myriad of environmental reasons including but not limited to air, noise, and light pollution along with strains on access to electricity and water. While DC Blox has thus far employed a rhetoric of "not all data centers" and promises that their negative impact will be minimal, there are not strong processes in place to hold them accountable to these claims. This is quite frankly terrifying and terribly unfair to the surrounding residents, of whom perhaps most importantly is Irvington Community Elementary School which is directly adjacent to the proposed site.

Ultimately, this type of project is completely inappropriate to be placed so close to a school, which is supposed to be a nurturing environment for our future generations. I would venture to say a similar project would never be considered as viable in more affluent parts of our region like Hamilton County. Along this line, please know that the turnout and communication you have received from the neighborhood is only a fraction of the outrage and dissent. We are a working class community and most of us are unable to attend the hearing this afternoon or have been otherwise occupied with making ends meet and raising our families in an increasingly challenging climate, both politically and economically.

If we want to quickly focus on economics, which admittedly isn't my strongest suit, this project does not seem to provide much value in jobs and tax generation compared to other already-approved uses for the I-3 site. Further, I find the tax breaks for data centers to be shameful. A capitulation to Big Tech will not serve or save our communities in meaningful ways.

I trust that you all serve on this committee not just due to your expertise, but also due to a greater sense of duty in contributing to responsible and healthy development in our city. Many feel extremely powerless in this situation and although you are not elected by the public, the public is looking to you to represent them and protect their best interest. Please vote to protect the east side - both people and planet. And please don't allow the pros for the few to outweigh the cons for the many.

Thank you for your consideration,
Emily Hillyer

Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 9, 2026 6:44 PM
To: Blackham, Kathleen
Subject: FW: DC blox data center opposition

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Ashley Hooley <ahooley0125@gmail.com>
Sent: Tuesday, June 9, 2026 5:21 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: DC blox data center opposition

Bryce and Representatives of the MDC,

My name is Ashley, and I have lived in Indianapolis since 2014.

I am writing regarding the DC Blox data center project proposed at the Thunderbird Commerce Center, near Irvington Community Elementary School.

You need to take accountability for the decisions you are making on behalf of our city. This proposal is being presented as if it is simply part of the technology infrastructure people use every day, but that is misleading. Data centers are being built to support the explosive growth of artificial intelligence and large-scale data processing, bringing impacts that our community will have to live with for decades, **with no or minimal tax revenue.**

These facilities consume enormous amounts of electricity and water. They place additional strain on public utilities and infrastructure, while residents are left wondering why their utility bills continue to rise. We have already seen concerns raised through the IURC investigation and through utility expansion projects tied to data center development. It is unacceptable for residents to bear the costs while private

corporations reap the benefits.

The environmental impacts also deserve serious scrutiny. Data centers require massive amounts of water for cooling, and the public deserves a clear understanding of how those resources will be used, what risks exist, and what long-term effects these facilities may have on our community.

Most importantly, you must heed the warning issued by the City-County Council, **which recently and unanimously called for a pause and a more thoughtful approach to data center development**. Do not approve additional projects without first adopting a detailed and comprehensive ordinance that includes meaningful public input and transparency.

I urge you to establish a moratorium on new data center development until the public, local officials, and independent experts have had the opportunity to thoroughly examine the economic, environmental, and infrastructure impacts. Relying on talking points provided by attorneys and developers is not the same as listening to the people who live here.

Your responsibility is to protect the interests of Indianapolis residents, not to fast-track projects before adequate safeguards are in place.

These developments are unlike anything our city has faced before. The scale, speed, and potential consequences demand caution, transparency, and public accountability. Once these facilities are built, the impacts cannot simply be undone.

I am strongly opposed to the development of a data center at this location and urge you to reject this proposal until proper protections, regulations, and public processes are established.

Sincerely,

Ashley Hooley
Indianapolis Resident, born and raised Hoosier

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 6:47 AM
To: Blackham, Kathleen
Subject: FW: Please protect our neighborhoods, reject DC Blox

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Brittani Howell <brittanimhowell@gmail.com>
Sent: Thursday, June 11, 2026 1:04 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Please protect our neighborhoods, reject DC Blox

Dear representatives of the MDC,

My name is Brittani Howell and I am an East Side resident of Indianapolis. I live at 5120 E. Michigan St.

I am strongly opposed to the development the DC Blox data center project, proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

Whatever promises DC Blox has made, they are not beholden to them, and we do not live in a state that meaningfully enforces even the most basic environmental protections. Approving this data center opens

our communities up to threats to our health as it stirs up cancerous contaminants at the brownfield site; threats to student education at Irvington Community Elementary School; threats to our water and electrical infrastructure, which are already strained and which in turn are already straining our household budgets. And for what? Construction jobs that will be fleeting and a handful of "permanent" jobs (far too few for what that site could otherwise accommodate)? Who knows how long those jobs will exist, anyway? In addition to the rapid abandonment of human workers the tech sector is committing, this is a new technology and no one truly knows whether it's going to stick around. Even Forbes, as recently as this week, is sounding the alarm that the AI bubble--the force fueling this surge in data center growth--is on the verge of popping (https://share.google/j0H8760LXo1bu4GaN). The real risks here outweigh the frankly pathetic rewards.

Please do not sell out our communities for such a harmful venture. As Eastside residents, we have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Respectfully,

Brittani Howell
5120 E. Michigan St.

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Tuesday, June 9, 2026 12:18 AM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

From: Rebecca Johns <rebeccajadejohns@gmail.com>
Sent: Monday, June 8, 2026 8:23 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Rebecca Dien-Johns and I am an East Side resident of Indianapolis. I live on S. Downey Avenue, Irvington.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I live 1.39 miles from the site, and I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation.

Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Rebecca J. Dien-Johns

23 S Downey Avenue, Indianapolis, IN 46219.

From: Rita Jackson
To: Planning@Calif; Pate, Bruce; Mahern, Andy; Hart, Michael-Paul
Subject: NO to the data center
Date: Thursday, June 11, 2026 12:20:23 PM

I am opposed to the data center that might be built in our dear Irvington area.
I feel the company wanting to build it is not being truthful with us and will go back on the shallow promises they are making. Please vote NO!
<https://cdn-east.statuverflink.com/dc/1/mo/v2?
t=eyJfcXAiOiJKV1QiLCJhbGciOiJIUzUxMiJ9.eyJwIjoiMTAwMiAzNjI3NjQ4IFBsYW5uZXIPk6NibGxAaWSkeS5ob3YgOTQ0YWQyMWVmNmU4MDY5NTc4NDgwNWY5NDMzOGY2NGEgNDQ2OTk1MzkxMDI2NDYyNzQgMyA_IDEzMjgyMCIsImV4cCI6MTc5NjcxNH0.VSu1haBNdlVEcYt3xJl0D1GqakyxdWvOkfWLKcN09ZSMZvWbCvCuUKyrEUL_SlsfEOSD5Yp9wqiT7w1M2FDaMtA&requestId=w_11162001_SMR_14_081_u4bn>

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 6:47 AM
To: Blackham, Kathleen
Subject: FW: No to Data Center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Mandy Wright-Jarrett <mandywrightjarrett@gmail.com>
Sent: Thursday, June 11, 2026 12:15 AM
Cc: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: No to Data Center

Please know I oppose any and all data centers being proposed in Indianapolis or surrounding areas. I manage a robust food pantry on the near Eastside. I want any new business coming into my community to pay their taxes and contribute in a positive way to local citizens. I want any new business to contribute to the air we breathe and the water we drink in a positive way. Needs are not being met in Indianapolis for many people. Please listen to the community. We don't want this.
Thank you for your time.

Please know due to my attendance of events it may take up to two business days for a response to emails.

Mandy Wright-Jarrett
765-507-0146
mandywrightjarrett@gmail.com

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 1:04 PM
To: Blackham, Kathleen
Subject: FW: Opposed to Data Center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: PlannerOnCall <PlannerOnCall@indy.gov>
Sent: Thursday, June 11, 2026 12:51 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: FW: Opposed to Data Center

DC Blox

Adrienne D. Baker | **Principal Planner I**
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
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DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Brooks Bolton <bbboltonia@msn.com>
Sent: Thursday, June 11, 2026 12:38 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Opposed to Data Center

I have been a resident of Irvington for over 25 years. I have supported and voted for improvements in our area and agreed to pay higher taxes to improve schools, roads, parks, etc., but NOT data centers. I am opposed to DC Blox data center proposal near Irvington. I am opposed to any data center in Irvington area for the following reasons:

- **Data centers are a danger to school children adjacent to the facility (Irvington Community Elementary School) and people living in the area.**
- **Excessive noise produced by data centers is disruptive to learning and daily life.**
- **Heavy electricity demand raises local rates, stresses the grid and increases the risk of power outages.**
- **High water consumption puts a strain on local water supply.**
- **An increase in air and water emissions and contaminants is a risk to humans and the environment.**
- **Higher costs to local business owners is detrimental to their success.**
- **Lowering the property values of my home and others is unacceptable.**

Please vote NO to any data center near Irvington, especially the proposal for DC Blox data center near South Kitley Avenue and Pennsy Trail.

Thank you for considering the strong opposition from me and others in Irvington near the proposed data center.

Sincerely,
James B.

Sent from Brenda's iPhone

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 1:08 PM
To: Blackham, Kathleen
Subject: FW: Opposed to Data Center - Vote NO!

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: King James <kingj36@gmail.com>
Sent: Thursday, June 11, 2026 1:08 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Opposed to Data Center - Vote NO!

I have been a resident of Irvington for over 25 years. I have supported and voted for improvements in our area and agreed to pay higher taxes to improve schools, roads, parks, etc., but NOT data centers. I am opposed to DC Blox data center proposal near Irvington. I am opposed to any data center in Irvington area for the following reasons:

- Data centers are a danger to school children adjacent to the facility (Irvington Community Elementary School) and people living in the area.

- Excessive noise produced by data centers is disruptive to learning and daily life.

- Heavy electricity demand raises local rates, stresses the grid and increases the risk of power outages.

- High water consumption puts a strain on local water supply.

- An increase in air and water emissions and contaminants is a risk to humans and the environment.

• Higher costs to local business owners is detrimental to their success.

• Lowering the property values of my home and others is unacceptable.

Please vote NO to any data center near Irvington, especially the proposal for DC Blox data center near South Kitley Avenue and Pennsy Trail.

Thank you for considering the strong opposition from me and others in Irvington near the proposed data center.

Sincerely,
James Bolton

Blackham, Kathleen

From: Kimberly Graham <kgraham126@gmail.com>
Sent: Tuesday, June 9, 2026 10:12 AM
To: PlannerOnCall; Patz, Bryce; Nielsen, Andy; Hart, Michael-Paul
Subject: Irvington Data Center

Follow Up Flag: Follow up
Flag Status: Completed

I'm an Irvington resident at 825 N Graham Ave. I want to voice my opposition to the proposed data center in our neighborhood as I am unable to attend the meeting on 6/11.

Shame on you Andy Nielsen if you are in favor of this.

Kim Johnson
Sent from my iPhone

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 7:26 AM
To: Blackham, Kathleen
Subject: FW: Data center

From: Kelsey D <kedoll8230@gmail.com>
Sent: Wednesday, June 10, 2026 8:48 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Data center

I am writing to voice my opposition to the data center that is being discussed on the east side of Indy. As a member of the Irvington community, we do NOT want or need this so close to our homes. Especially with the proposed area being directly off of our biking/walking trail that is used for enjoyment of our community...not viewing/hearing a giant industrial warehouse. I am unable to attend tomorrow's meeting in person so I wanted to voice my stance prior to the meeting to ensure local voices are being heard. Thank you!

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 8:18 AM
To: Blackham, Kathleen
Subject: FW: Indianapolis Data Center Eastside

From: terri killilea <killileaterri@yahoo.com>
Sent: Thursday, June 11, 2026 8:10 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Indianapolis Data Center Eastside

Dear Representatives of the MDC,

My name is Terri and my family and I live in Irvington less than 1 mile from the proposed site of the DD Blox data center.

I am writing regarding the DC Blox data center project proposed at the Thunderbird Commerce Center, southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School. This in not wanted in our community!! There is data from studies that show increase in cancer and an increase in respiratory disease due to air pollution and water contamination. It is shocking that our government would even consider putting this next to a school.

You need to take accountability for the decisions you are making on behalf of our city. This proposal is being presented as if it is simply part of the technology infrastructure people use every day, but that is misleading. Data centers are being built to support the explosive growth of artificial intelligence and large-scale data processing, bringing impacts that our community will have to live with for decades, with no or minimal tax revenue.

These facilities consume enormous amounts of electricity and water. They place additional strain on public utilities and infrastructure, while residents are left wondering why their utility bills continue to rise. We have already seen concerns raised through the IURC investigation and through utility expansion projects tied to data center development. It is unacceptable for residents to bear the costs while private corporations reap the benefits. The cost of energy has increased 27-47% since the data center explosion and the average American can not afford it.

The environmental impacts also deserve serious scrutiny. Data centers require massive amounts of water for cooling, and the public deserves a clear understanding of how those resources will be used, what risks exist, and what long-term effects these facilities may have on our community. There is numerous studies about water contamination throughout this country and they scientific community is already proving that to be the case with data centers now in place. I ask you, would you want to live close to one and risk drinking the water?

Most importantly, you must heed the warning issued by the City-County Council, which unanimously called for a pause and a more thoughtful approach to data center development. Do not approve additional projects without first adopting a detailed and comprehensive ordinance that includes meaningful public input and transparency. Residents deserve the opportunity to fully understand and weigh in on developments that could permanently alter their neighborhoods.

I urge you to establish a moratorium on new data center development until the public, local officials, and independent experts have had the opportunity to thoroughly examine the economic, environmental, and

infrastructure impacts. Relying on talking points provided by attorneys and developers is not the same as listening to the people who live here.

It Is **your responsibility** is to protect the interests of Indianapolis residents, not to fast-track projects for corporate greed. These developments are unlike anything our city has faced before. The scale, speed, and potential consequences demand caution, transparency, and public accountability. Once these facilities are built, the impacts cannot simply be undone.

I am strongly opposed to the development of a data center at this location and urge you to reject this proposal until proper protections, regulations, and public processes are established.

Sincerely,

Terri Killilea Indianapolis Resident over corporate **GREED**

Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 9, 2026 3:25 PM
To: Blackham, Kathleen
Subject: FW: I AM IN OPPOSITION TO THE IRVINGTON DATA CENTER

Importance: High

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Jennifer King <JKing@CSOinc.net>
Sent: Tuesday, June 9, 2026 2:48 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: I AM IN OPPOSITION TO THE IRVINGTON DATA CENTER
Importance: High

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

I wanted to voice my opposition and disgust at trying to place a DATA CENTER in our neighborhood near one of our schools. As it is we are experiencing power outages weekly, I know this would not help that issue or the environment in general!!! I will not be able to attend this middle of the day and work week rally, but please know regardless of those there (many of us work to pay our taxes) I have no doubt that Irvington will be LOUD and PROUD against this effort.

Thank you for reconsidering this and for your service
Jennifer King

Jennifer King IIDA, RID
Associate Principal

CSO

Office 317.848.7800
8831 Keystone Crossing, Indianapolis, IN 46240
csoinc.net

Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 9, 2026 6:43 PM
To: Blackham, Kathleen
Subject: FW: Data Centers are BAD!!

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Lisa Kirkwood <soulpanda08@yahoo.com>
Sent: Tuesday, June 9, 2026 5:27 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Michaelpaul.hart@indy.gov
Subject: Data Centers are BAD!!

Please our community does not want a data center. Across from an elementary?!! Please do everything you can to protect our resources health and environment!!! Sincerely Lisa Kirkwood

heartless.

Blackham, Kathleen

From: Patz, Bryce
Sent: Monday, June 15, 2026 8:21 AM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Courtney Kretchek <ckretche@warren.k12.in.us>
Sent: Thursday, June 11, 2026 8:50 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Courtney Kretchek and I am an East Side resident of Indianapolis. I live at 420 Gilbert St Beech Grove.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Courtney Kretchek

420 Gilbert St.

Beech Grove, IN 46107

Blackham, Kathleen

From:	Megan Lapa <mlapa08@gmail.com>
Sent:	Monday, May 11, 2026 5:27 PM
To:	PlannerOnCall
Cc:	Blackham, Kathleen
Subject:	FORMAL REMONSTRANCE: Case Nos. 2026-CVR-815 & 2026-CPL-815 (305 Fintail Drive)
Attachments:	remonstrance_305_fintail.pdf

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

FORMAL REMONSTRANCE

Case Nos. 2026-CVR-815 & 2026-CPL-815

305 Fintail Drive, Indianapolis, Indiana 46219

To the Department of Metropolitan Development:

I am a resident of District 14 and am writing to formally submit evidence and record my opposition to the variance requests submitted by DC BLOX, Inc. for the property at 305 Fintail Drive. While the proposed development falls within the boundaries of District 20, the residential neighborhoods most directly impacted by this project - including Irvington Elementary School and the substantial majority of homes within one mile of the site - fall within District 14. The project has been sited at an industrial corner of D20 that is largely buffered from that district's residents, while directing its primary noise, environmental, and infrastructure impacts toward District 14 constituents who have fewer procedural levers in this process. I live less than one mile from the proposed site.

I respectfully request that this statement be included in the official case file and considered as part of the staff recommendation for the June 11, 2026 hearing.

Several sections of this remonstrance cite the publicly recorded District 14 community forum held on April 27, 2026. The full recording is available at: **youtube.com/live/AdVt0RZ75kM**

I urge the Department to recommend DENIAL for the following reasons:

I. Failure to Demonstrate a Statutory Hardship

Under Indiana Code § 36-7-4-918.4, a use variance is intended to address hardships arising from conditions peculiar to the property itself. In this case, the property is already developable and functional within its existing I-3 zoning classification.

The petitioner's own public notice confirms that a "Variance of Use" is required "to provide for construction of a data center (not permitted)." The requested variance therefore appears to stem from a preferred business model and land use, rather than a hardship unique to the property.

Indiana courts have consistently held that economic convenience or a desire to maximize profitability is not, by itself, sufficient justification for a variance. This principle is reinforced by a statement made at the April 27, 2026 forum by Vincent Ash of Lauth Group, the local development partner, who acknowledged that the I-3 zoning "allows for a lot of different uses" and that "there's a lot of other

uses that can move forward" on the site (51:43 in the video included for the community forum). This is not a hardship argument - it is an admission that the property is already fully developable under its existing zoning. The petitioner's own partner confirmed at the public forum that no property-specific hardship prevents development; the variance is sought because a data center is the petitioner's preferred use, not because the property cannot otherwise be put to productive use.

II. Material Mischaracterization of the Project to the Public

The April 27, 2026 community forum presentations by DC BLOX and its development partner Lauth Group contained material mischaracterizations of the project's zoning status and infrastructure scale. These mischaracterizations appear in prepared written slides - not merely in off-the-cuff oral remarks - and therefore reflect deliberate choices about how this project was presented to the public.

A. Mischaracterization of I-3 Zoning as "Heavy Industrial"

The property is zoned I-3 Medium Industrial. The public hearing notice filed by the petitioner identifies this classification and explicitly acknowledges that a data center is "not permitted" under it - which is why a use variance is required. Despite this, a prepared slide presented by Lauth Group, the local development partner, described the site as "Currently zoned I3, which allows for heavy industrial, including chemical manufacturing, warehousing, advance manufacturing, laboratories."



This written characterization is inaccurate. I-3 is Medium Industrial - not Heavy Industrial. While the city's Comprehensive Plan designates the site for heavy industrial land use, that is a long-range planning designation, not an operative zoning classification. The I-3 zoning code governs what is and is not permitted on the property today. A lay audience reading "zoned I3, which allows for heavy industrial" would reasonably conclude the site already carries the city's heaviest industrial permissions - and would have no reason to understand that the proposed use still requires regulatory approval it has not yet received.

A separate DC BLOX slide presented at the same forum listed "Zone I-3 Approved By Right Uses" - a list that does not include data centers. This slide, taken together with the Lauth Group slide, creates a contradictory picture: the site is described as already "heavy industrial" on one slide, while another slide shows the actual permitted uses, none of which include the proposed development. The public was not given a clear explanation reconciling these two representations.



The oral record from the forum is consistent with this written framing. At 00:20:15, DC BLOX Senior VP of Sales David Armistead stated: "The Thunderbird Commerce Center is zoned I-3." At 00:22:16, Armistead acknowledged: "We have to go through a zoning variance because we're not a named use for I-3, and that's part of our process." At 00:50:54, Vincent Ash of Lauth Group stated: "It's zoned I-3 which allows for a lot of different uses [for this parcel]. There's a lot of other uses that can move forward, probably a lot more egregious on the environment than what a data center would be."

Two observations follow from this oral record. First, DC BLOX's own representative acknowledged at 00:22:16 that a variance is required because data centers are not a permitted use under I-3 - directly contradicting the impression created by Lauth Group's written "heavy industrial" characterization on the same evening. Second, Mr. Ash's suggestion that other I-3 uses could proceed that would be "more egregious on the environment" is not a hardship argument - it is an acknowledgment that the property is already developable under its current zoning, which cuts directly against the petitioner's statutory hardship claim under Indiana Code § 36-7-4-918.4.

The distinction between I-3 Medium Industrial zoning and the Comprehensive Plan's heavy industrial land-use designation matters because the City of Indianapolis is actively developing new data center standards under the proposed SU-47 framework, including residential buffer requirements and noise protections specifically intended to address the unique impacts of high-intensity industrial data infrastructure. Approving a variance while those standards are being developed - on the basis of a project that was presented to the public as already consistent with the site's heaviest permitted uses - would undermine the integrity of that process.

B. Discrepancy Between Public Presentation and Regulatory Filing: Generator Count

The misrepresentation of this project to the public is not limited to zoning characterizations. A direct numerical discrepancy exists between the figures DC BLOX displayed to community members at the April 27, 2026 forum and the figures simultaneously filed with the Department of Metropolitan Development in the official Plan of Operation.

DC BLOX's Plan of Operation, filed with the city on April 27, 2026, states that 36 generators are expected for Building 3. That same evening, during the community forum, DC BLOX displayed a "Phase 2 Site Plan" slide representing Building 3 as having 18 generators - exactly half the number disclosed in the concurrent regulatory filing.



This discrepancy is significant. Generators are the primary source of noise, diesel exhaust, fuel storage risk, and air quality impact associated with data center operations - and are among the concerns most frequently raised by nearby residents. The public was shown a materially understated figure for the most impactful infrastructure element of the project's largest building, on the same day the accurate number was filed with regulators.

Notably, the slide's count for Building 2 (14 generators) does match the Plan of Operation. The undercount is specific to Building 3, the largest building on the campus at 190,000 square feet and 48 MW of critical utility load. This cannot be attributed to a uniform formatting or transcription error across the presentation.

Taken together - the written mischaracterization of the zoning classification in Lauth Group's prepared slides, and the presentation of a generator count 50% below the figure filed with the city on the same day - these are not isolated errors. They represent a pattern of presenting a materially less impactful picture of this project to community members than the one reflected in the petitioner's own regulatory submissions.

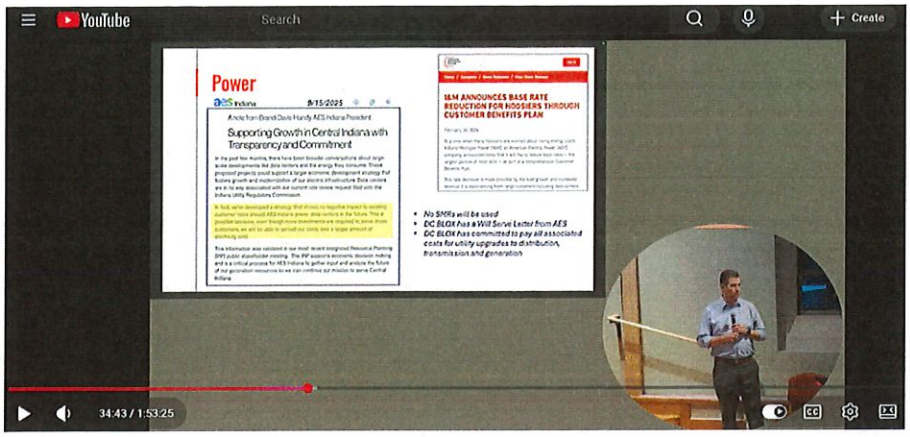
III. Extraordinary Departure from Existing Development Standards

According to the petitioner's own filing, the project seeks approval for only 100 parking spaces where 420 are currently required under existing development standards - a reduction of approximately 76%.

Combined with the scale of the proposed operation and the anticipated 24/7 mechanical infrastructure associated with data center operations, the requested variances represent a substantial departure from the standards currently applicable to the site.

IV. Misrepresentation of Energy Rate Protections

At the April 27 community forum, DC BLOX presented a letter from the President of AES Indiana to dismiss resident concerns about the impact of this project on local energy rates. This letter is a public relations statement - not a binding legal commitment enforceable by any resident or public body.



Neither AES Indiana nor DC BLOX controls local energy rates and none of the documents DC BLOX filed with the city contain any binding commitment regarding energy costs or rate impacts.

Critically, any IURC rate proceeding pertaining to residential energy rate changes incurred because of this project's power demands would occur after the variance is approved - potentially after construction has begun. Granting this variance now, without binding rate protections in place, creates vested rights before the public has any meaningful opportunity to participate in IURC proceedings that will determine the actual cost to residents.

B. The Oral Assurances Given at the Forum Are Not Supported by the Legal Record

The misrepresentation of rate protections was compounded by a subsequent statement at the same forum. DC BLOX representative David Armistead acknowledged that energy costs "may go up" - then immediately asserted that residents have "a lot of protections in place with AES and with our legal commitments" ensuring data centers would not be the cause (36:25). This statement is materially false in both respects.

First, AES Indiana has made no legally binding commitments to ratepayers regarding this project. The letter from AES that was cited at the forum is not a contract, is not filed with the IURC, and is not enforceable by any resident, councilor, or regulatory body. It does not appear anywhere in DC BLOX's Statement of Commitments filed with the city. There are no "protections in place with AES." There is a PR letter telling the public about a required filing of an IRP that hadn't even been finalized at the time of the statement's release.

Second, DC BLOX's Statement of Commitments contains one energy-related provision - Commitment 2(b) - which requires the developer to pay costs associated with new infrastructure needed to service the data center, in coordination with AES Indiana. This provision does not:

- Prevent future rate increases through IURC proceedings;
- Cap ratepayer exposure from surcharges or system-wide grid upgrades triggered by increased regional load;
- Address the 20% cost gap left by the HEA 1007 ruling; or
- Establish any causal firewall between this project's power demand and higher utility bills.

The representative's statement is internally self-contradicting: he acknowledged rates will likely rise, then invoked protections that do not perform the function he described. The only body with authority to determine whether and how this project affects ratepayers is the IURC - which has made no rulings on this project and will not do so until after any variance is approved.

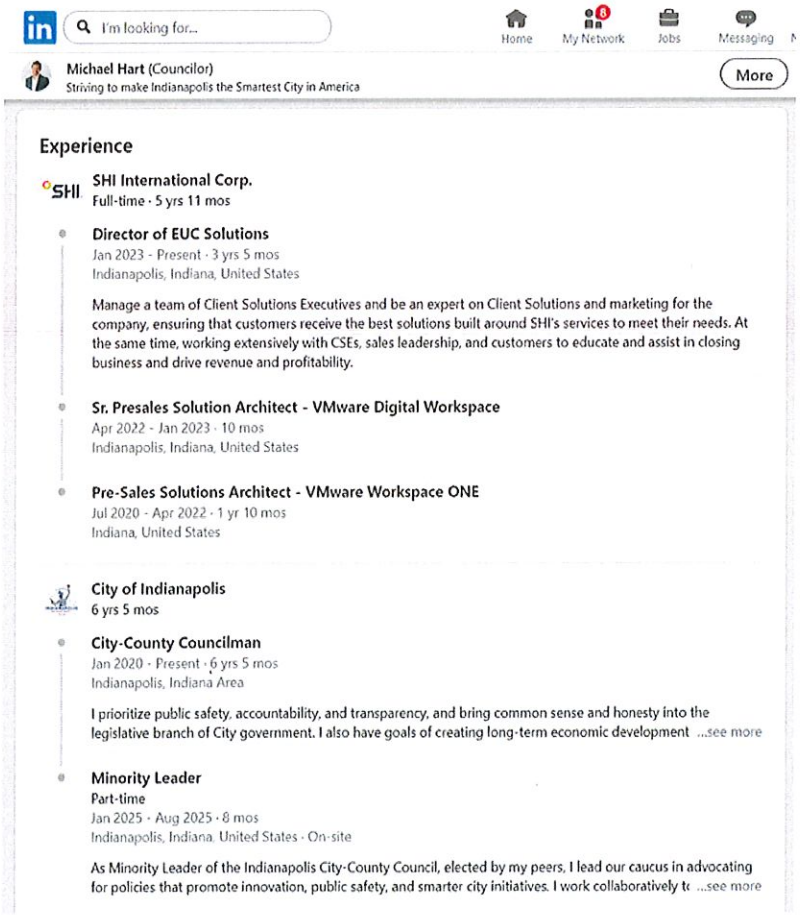
V. Conflict-of-Interest and Transparency Concerns

I wish to formally raise concerns regarding transparency and public confidence in the review process. These concerns are grounded in a documented, publicly verifiable record - not speculation.

A. Councilor Hart's Simultaneous Public and Private Roles in the Enterprise Technology Ecosystem

Councilor Michael-Paul Hart has held his seat on the Indianapolis City-County Council since January 2020. The following employment history at SHI International Corp. unfolded entirely while he was a sitting elected official with land-use authority in Marion County:

- July 2020 – April 2022: Pre-Sales Solutions Architect – VMware Workspace ONE, SHI International Corp.
- April 2022 – January 2023: Sr. Presales Solution Architect – VMware Digital Workspace, SHI International Corp.
- January 2023 – Present: Director of EUC Solutions, SHI International Corp. - managing a team of Client Solutions Executives, serving as an expert on client solutions and marketing, and working with sales leadership and customers to drive revenue and profitability (per his LinkedIn profile - linkedin.com/in/michaelpdhart).



This is not about background employment – in August 2022, while actively serving simultaneously as an Indianapolis City-County Councilor and as Sr. Presales Solution Architect at SHI - Councilor Hart authored a promotional article published on SHI's official corporate resource hub (https://blog.shi.com/digital-workplace/support-day-one-productivity-with-modern-onboarding-and-adaptive-tech/), promoting SHI's services and directing readers to contact SHI's sales team. It is bylined "By Michael Hart" and remains publicly accessible on SHI's marketing platform as of the date of this remonstrance.

This establishes that Councilor Hart's involvement with SHI's commercial interests in the enterprise technology sector is not limited to drawing a salary. As a sitting elected official, he has actively and publicly served as a commercial advocate for SHI's enterprise technology solutions in the same industry-space serving clients like DC Blox. SHI publicly markets data center, networking, and enterprise infrastructure solutions and maintains substantial public-sector technology contracts within Indiana.

While I am not alleging unlawful conduct, the overlap between Councilor Hart's public role in land-use and development matters affecting Marion County and his publicly documented commercial advocacy for SHI's enterprise technology services creates a reasonable appearance-of-impropriety that warrants formal transparency and disclosure, and is particularly relevant regarding a proposal for a data center that specifically leverages VARs in his district. The public is entitled to know whether any disclosure has been made, and whether any recusal has been considered.

B. Additional Transparency Concerns

These concerns are compounded by two additional facts. First, DC BLOX invited Councilor Hart and Councilor Nielsen to tour a DC BLOX data center facility in Atlanta - a private visit that only Councilor Nielsen declined. Private tours arranged by a developer for the two councilors with the most direct authority over a pending variance warrant disclosure in the public record, particularly where one of those councilors holds a commercial role in the industry the developer operates in.

Second, because this matter proceeds through a variance process rather than a legislative rezoning, the public receives fewer visibility and disclosure mechanisms than those typically associated with elected votes on major industrial land-use changes. The procedural structure of this case therefore simultaneously reduces public oversight and concentrates discretionary authority in the hands of officials whose potential conflicts are not subject to the same disclosure requirements that would apply in a full rezoning proceeding.

Public trust in the integrity of this process requires transparency not only where actual conflicts exist, but where a reasonable person reviewing the public record could question whether decision-makers are positioned to evaluate this project solely on its land-use merits.

VI. Adverse Impact on Public Welfare, Proximity to Residential Areas and Schools, and Conflict with Current Legislative Direction

On May 4, 2026, the City-County Council unanimously passed Proposal No. 158, urging the Metropolitan Development Commission to implement a temporary stay on data center approvals while Indianapolis develops updated standards to address the unique environmental and industrial impacts of these facilities. The proposal explicitly states that current county code "does not sufficiently define or regulate the unique environmental and industrial impacts" of data centers, and that "the rapid, unregulated expansion of data centers poses a substantial risk to the public welfare and long-term stability of Marion County's utility infrastructure."

While Proposal No. 158 is a resolution rather than an ordinance and does not carry the force of law, it reflects unanimous legislative direction from the elected City-County Council. Approving this petition while updated standards are actively being developed would undermine that process and could create vested-rights arguments before protective frameworks are finalized.

The public welfare concerns are not abstract. The proposed facility directly abuts residential neighborhoods in District 14 and is located near Irvington Elementary School. The majority of homes within one mile of the site fall in District 14 - not the district in which the variance is procedurally routed. Residents and students at that school will live with the 24/7 mechanical infrastructure, noise,

and environmental footprint of this project, with limited legislative recourse under the variance structure.

Councilor Hart himself wrote in the Indianapolis Business Journal on December 12, 2025, that data center approvals require "a more transparent and rigorous process that addresses residents' concerns" and that the failure of prior projects stemmed from "the location, the unanswered questions and the lack of transparency." He also wrote that "before a large data center is approved, developers and utility companies should have to prove how they will supply power without risking brownouts or shifting costs onto existing ratepayers," and that "local governments need a seat at the table." (https://www.ibj.com/articles/michael-paul-hart-state-should-set-clear-guardrails-for-developments)

Those same standards are not met here:

- The project directly abuts residential neighborhoods and is situated near an elementary school in District 14.
- The public was repeatedly told the site was already "Heavy Industrial," despite the pending use variance for a non-permitted use.
- No binding energy rate protections have been provided - only a CEO letter with no regulatory force.
- Significant transparency concerns remain unresolved, including undisclosed private site tours, during an active citywide debate over data center regulation.
- The most-impacted residents - in District 14 - have fewer procedural protections under the variance route than they would under a full rezoning requiring City-County Council approval.

Conclusion

For these reasons, I respectfully urge the Department of Metropolitan Development to recommend DENIAL of these variance requests and to prioritize established zoning standards, the unanimous legislative direction of the City-County Council, and the long-term welfare of Warren Township and District 14 residents.

Please confirm receipt of this remonstrance and its inclusion in the official case file.

Respectfully submitted,

Megan Lapa

Resident, District 14

Warren Township, Indianapolis, Indiana

Blackham, Kathleen

From:	Megan Lapa <mlapa08@gmail.com>
Sent:	Friday, June 5, 2026 4:38 PM
To:	Blackham, Kathleen
Subject:	Fwd: Formal Remonstrance: Case Nos. 2026-CVR-815 & 2026-CPL-815
Attachments:	2026-CVR-815_2026-CPL-815_MLapa6.5.26.pdf

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

---------- Forwarded message ---------
From: **Megan Lapa** <mlapa08@gmail.com>
Date: Fri, Jun 5, 2026 at 4:28 PM
Subject: Formal Remonstrance: Case Nos. 2026-CVR-815 & 2026-CPL-815
To: <PlannerOnCall@indy.gov>

Case Nos. 2026-CVR-815 & 2026-CPL-815

Subject Property: 305 Fintail Drive, Indianapolis, Indiana 46219

To the Department of Metropolitan Development and the Hearing Examiner:

I am Megan Lapa, a resident of District 14 and a formal remonstrant. My residence is within one-third of a mile of the proposed development - a directly impacted neighbor asking the Hearing Examiner to evaluate what the public record reveals: the petitioner has fundamentally failed to satisfy the statutory standards required for a variance of use on multiple independent grounds, each of which is individually sufficient for denial.

All referenced exhibits are included with the attached PDF.

I. THE APPLICABLE LEGAL STANDARD

Under Indiana Code § 36-7-4-918.4 and Chapter 740, Article VII of the CZSO, the Commission may not grant a variance unless the petitioner proves all five statutory criteria. Indiana courts have held that failure to establish even one element defeats the entire variance request. *Sam's E., Inc. v. United Energy Corp., Inc.*, 927 N.E.2d 960, 964 (Ind. Ct. App. 2010). The five required findings are:

- Finding 1: Approval will not be injurious to public health, safety, morals, and general welfare.
- Finding 2: The use and value of adjacent property will not be affected in a substantially adverse manner.
- Finding 3: The need for the variance arises from a condition peculiar to the property.
- Finding 4: Strict application of the zoning ordinance will constitute an unnecessary hardship.
- Finding 5: Approval does not interfere substantially with the comprehensive plan.

The petitioner cannot meet this burden on any of the five findings.

II. FINDINGS 3 & 4: THE PETITIONER CANNOT ESTABLISH A PECULIAR PROPERTY CONDITION OR UNNECESSARY HARDSHIP

A. The Petitioner's Own Development Partner Destroyed the Hardship Argument on the Record

At the April 27, 2026 community forum, Vincent Ash Jr., SVP of Development and Operations at Lauth Group (DC BLOX's local development partner), stated at timestamp 50:54:

> *"It's zoned I-3 which allows for a lot of different uses. There's a lot of other uses that can move forward…probably a lot more egregious than a data center would be."*

This is a direct, on-the-record admission that 305 Fintail Drive – right now, under its existing I-3 zoning, without any variance – is fully capable of being put to numerous profitable, conforming industrial uses. Under *McFadden v. Bd. of Zoning Appeals,* 337 N.E.2d 576, 580 (Ind. Ct. App. 1975), that admission is legally fatal to both Finding 3 and Finding 4. If a property can be put to any profitable conforming use, a variance cannot be granted.

Mr. Ash is not a lay observer unfamiliar with zoning law. He served as an MDC Commissioner from September 2022 through December 2023, personally evaluating variance petitions under the exact IC § 36-7-4-918.4 framework at issue here, and holds a Master of Urban Planning from USC (see Exhibit A). Mr. Ash is, by any reasonable measure, among the most institutionally fluent people in Indianapolis on the subject of zoning, variance proceedings, and the precise legal standards governing this hearing.

His statement was deliberate and informed. The petitioner cannot simultaneously rely on his expertise to advance this project and discount his on-record admission of its legal implication.

DC BLOX's own SVP of Sales reinforced this at the same forum (timestamp 22:16): "We have to go through a zoning variance because we're not a named use for I-3." The site requires a variance because data centers are not permitted – not because conforming uses are impossible.

B. The Site Was Selected for Its Competitive Advantages, Not Its Hardships

DC BLOX's own written Q&A responses (Exhibit B) explain how this site was chosen: *"DC BLOX targeted properties with heavy industrial zoning (I-3), strong fiber connectivity, and existing utility infrastructure…required minimal utility upgrades due to the existing substation."*

Every feature cited as a reason for selecting this parcel is a commercial advantage – not a hardship. A petitioner that deliberately sought out a parcel for its infrastructure strengths cannot then characterize those same features as a structural hardship requiring relief from the zoning ordinance.

C. The Speculative Demand Problem (Finding 4 Fails Independently)

DC BLOX's own Q&A confirms: *"We do not have a customer or workload contracted for Buildings 2 or 3."* (Exhibit B.) Buildings 2 and 3 represent more than 80% of the total campus footprint (330,000 of 410,000 square feet) and 50 of the 56 proposed diesel generators. DC BLOX's own public website states: *"The applications for phase 2 are still to be defined"* (Exhibit C). The Commission cannot make affirmative statutory findings for uses the petitioner itself cannot yet describe. A hypothetical future tenant is not a present hardship.

D. The Tax Revenue Claims Are Materially Misleading

DC BLOX has represented that this project will generate "5–7x the tax revenue" of comparable industrial uses. That claim is materially incomplete in three documented respects.

First, the equipment investment driving the 5–7x claim may generate no local personal property tax at all. DC BLOX's own Q&A confirms it is actively engaged in the IEDI intake process under IC § 6-1.1-10-44 – the exact program that would exempt $1.3 to $1.4 billion in tenant equipment from the personal property taxation funding Warren Township schools, Indy Fire, and Indy Police. Those terms have not been finalized and will not be

finalized until after this variance is granted. DC BLOX's own Tax Abatement Fact Sheet states: "Exact abatements for this project will be determined after zoning approval."

Second, IC § 6-2.5-15 provides up to 50 years of sales tax exemption on qualifying data center equipment – the documented operating pattern for Indiana data center projects, established by a June 2026 WTHR-13 investigation finding $655 million in statewide exemptions IEDC had not been publicly disclosing (Exhibit D and E). DC BLOX claimed unfamiliarity with this program at the May 21 meeting.

Third, DC BLOX's own Abatements slide (Exhibit F) confirms that the single largest projected tax line item – $11.5 million, representing 36% of the total $31.9 million – does not flow to schools, fire, or police, but to the Irvington-Brookville Road TIF district, administered by the MDC as Redevelopment Commission, for capital improvements to parks and commercial areas. The $10.2 million to Warren Township schools is the post-TIF figure. This Commission cannot weigh claimed community benefit against documented public health costs on the basis of projections that omit applicable exemptions, rest on unfinalized abatement terms, and mischaracterize 36% of the total as direct community benefit.

III. FINDING 1: THE PROPOSED DEVELOPMENT WILL BE INJURIOUS TO PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE

A. Active Subsurface Contamination – Documented by State Records

The petitioner has characterized the site's environmental history as resolved, citing Ford's Certificate of Completion and the IDEM Covenant Not to Sue. This characterization is directly contradicted by IDEM's own Comfort Letter (Exhibit G), which confirms that residual contamination remains – including the 1.5-acre Northern Plume and the 11.75-acre dominant segment of the Southern Plume located directly beneath Block A. The petitioner is not proposing to build adjacent to the contamination epicenter. It is proposing to build directly on top of it.

The Comfort Letter also confirms that shallow and intermediate groundwater zones maintain a radial outward flow from the center of the former Ford facility, with Vinyl Chloride already detected in off-site monitoring wells. Groundwater is actively migrating outward from beneath Block A toward the Pennsy Trail and Irvington Community Elementary School. No independent hydrogeological risk assessment evaluating construction impacts on plume migration has been submitted, and no assurances to the safety of the general public have been offered by the petitioner.

B. The 244× Vinyl Chloride Exceedance: A State-Documented Vapor Hazard

August Mack Environmental Vapor Intrusion Evaluation Report (VFC #83733615, dated December 5, 2024) documents that when the adjacent Monarch/Reyes building's Vapor Intrusion Mitigation System (VIMS) was deactivated for 43 days, Vinyl Chloride at sub-slab vapor port VP-4 reached 489 µg/m³ (Exhibit H). IDEM's Published Level for residential indoor air is 2 µg/m³ – the operative standard given IDEM's confirmation that this plume is migrating toward residential and school populations (Exhibit I). The 489 µg/m³ unmitigated reading exceeds that residential standard by more than 244 times.

Block A – 305 Fintail Drive – has no Vapor Intrusion Mitigation System. The active Replacement ERC explicitly requires that a vapor intrusion evaluation be completed and any necessary mitigation installed before any new occupied building is constructed on Block A. That evaluation has not been submitted, reviewed by IDEM, or approved. The petitioner is seeking permanent zoning rights to construct three buildings before satisfying its own pre-construction environmental requirements.

C. 56 Diesel Generators in a Documented Failing Airshed

Marion County carries a failing grade for both ozone and 24-hour particle pollution under the American Lung Association's 2026 State of the Air Report, ranking 11th worst nationally for annual particle pollution. On June 4, 2026 – one week before this hearing – the Indianapolis Office of Sustainability issued a Knozone Action Day declaring air quality "Unhealthy for Sensitive Groups," advising children, older adults, and anyone with

asthma or heart disease to remain indoors (Exhibit J). DC BLOX proposes to introduce 56 industrial diesel generators at full buildout into this same airshed.

The petitioner's most recent Statement of Commitments adds Diesel Particulate Filters (DPFs) on each generator. DPFs address fine particulate matter only. They have no effect on nitrogen oxide (NOx) emissions. The large, high-horsepower diesel engines used for data center backup generators must start instantly and take on massive electrical loads. They operate under high combustion temperatures and pressures—the exact conditions that create Nitrogen Oxides (NOx) – the primary precursor to ground-level ozone, the exact pollutant that triggered the June 4 Knozone Action Day.

D. Open Enforcement Proceedings Foreclose an Affirmative Finding 1 Determination

On May 22, 2026, formal complaints regarding active brownfield exposure violations at this exact location were logged with the City of Indianapolis Office of Environmental Services (Request No. 26-00080198) and IDEM (Incident ID 123837). On May 26, IDEM's Complaint and Information Coordinator confirmed Incident ID 123837 has been formally referred to both IDEM's Air Compliance branch and the Voluntary Remediation Program for field investigation (Exhibit K). Both proceedings remain open and unresolved as of this submission.

This Commission cannot make an affirmative finding that this development "will not be injurious to the public health, safety...and general welfare" while the petitioner is simultaneously under investigation for ongoing violations of the very environmental protocols designed to protect the community they want to build in. Finding 1 fails. This Commission should not move faster than IDEM.

IV. THE ERC/SMP COMPLIANCE PATTERN DEFEATS TRUST IN THE PETITIONER'S COMMITMENTS

The active Replacement Environmental Restrictive Covenant (Exhibit L) binds the owner and all agents, contractors, and assigns in perpetuity and incorporates the IDEM-approved Soil Management Plan (SMP Document #83326683) by reference – making SMP compliance a deed-recorded legal obligation enforceable by the State of Indiana.

The record documents a gap between what the SMP requires and what independent evidence shows was occurring across an eleven-month period of active earthwork on Block A. The SMP requires fugitive dust control – no suppression practices or equipment have been documented as present. The SMP requires stockpiled soils be covered with plastic sheeting and surrounded by silt fence – large stockpiles have been documented without either. The SMP requires a Health and Safety Plan and HAZWOPER-trained workers when contamination exceeds direct contact screening levels – which it does on Block A – and neither has been submitted. The ERC requires a minimum two-foot clean soil and vegetative barrier across all uncovered areas – the entire surface has been stripped to bare contaminated soil.

These gaps are established by five independent sources: the petitioner's own contractors celebrated fugitive dust with no suppression measures under the heading "Thunderbird Commerce Center construction update" (Exhibit M); IndyStar aerial photography documented the same conditions in April 2026 (Exhibit N); Mirror Indy photography documented massive stockpiles visible from the Pennsy Trail in June 2026 (Exhibit N); the City's own DMD planning staff documented the same conditions in government aerial photography (Exhibit N); and DC BLOX's own commissioned property value report contains corroborating site photographs (Exhibit N). These gaps triggered two open government enforcement proceedings – IDEM Incident ID 123837(Exhibit K) and City OES Request 26-00080198 – both unresolved as of this hearing.

The petitioner may attribute this conduct to Lauth Group. That argument fails as a matter of law – the ERC binds the owner and all agents and contractors, and DCB cannot satisfy its deed-recorded obligations by pointing to the contractor it hired to perform the very work those obligations govern.

The obligations at issue are among the most basic attached to this site: cover your stockpiles, suppress your dust, maintain a soil barrier. They were written into the deed and ignored anyway – while the contractor celebrated publicly. This Commission is being asked to trust that the same petitioner will honor far more

complex, far less visible commitments over a 25-acre toxic plume. The compliance record before this Commission does not support that trust. Nor does the corporate structure behind it: every commitment in the Statement of Commitments is made by DCB Indianapolis, LLC – a Delaware special purpose entity formed November 25, 2025, six months before this hearing, that did not exist when the Environmental Restrictive Covenant it claims to honor was recorded on March 21, 2025 (see Exhibit O).

V. FINDING 2: ADJACENT PROPERTY USE AND VALUE WILL BE SUBSTANTIALLY ADVERSELY AFFECTED

A. The Noise Commitment Is Structurally Inadequate

The petitioner has committed to maintaining noise levels below 65 dBA at the property line. A-weighting (dBA) is specifically designed to approximate human sensitivity to conversational frequencies – it is intentionally blind to low-frequency sound. Data center mechanical infrastructure (cooling systems, transformers, generator standby) generates substantial energy in the low-frequency range, measured in C-weighted decibels (dBC). A 65 dBA commitment can coexist with significant, continuous low-frequency dBC emissions that the measurement standard simply does not capture.

There is no dBC cap, no independent acoustics engineering study, and no commitment to monitor DBC or revisit noise standards as the campus scales to 56 generators. The acoustic burden on adjacent properties is not fixed – it grows with each phase, permanently, with no mechanism for review or remedy after vested rights are granted. Irvington Community Elementary School sits directly across the Pennsy Trail from this campus boundary.

B. The Petitioner's Commissioned Property Value Report Does Not Satisfy Its Burden

The petitioner has submitted a consulting report (Integra Realty Resources, May 4, 2026) concluding that adjacent residential values will not be substantially adversely affected. This report does not meet the petitioner's evidentiary burden for three reasons.

First, the comparables are not comparable. IRR analyzed data centers at five Indiana locations: AWS in New Carlisle, Microsoft in LaPorte, META in Jeffersonville, Google in Fort Wayne, and Lifeline in Indianapolis. Not one is a brownfield with an active ERC, an open IDEM enforcement investigation, a 25-acre subsurface contamination plume with a 244× Vinyl Chloride exceedance, documented fugitive dust violations, or an elementary school and trail along its property line.

Second, the analysis is backward-looking. IRR measured historical Zillow Zestimate changes for existing, operating data centers. The relevant question under Finding 2 is what will happen to adjacent values if this variance is granted.

Third, the report does not address the Pennsy Trail at all – the primary amenity structuring residential property values throughout the Irvington corridor. The petitioner's only trail commitment is an unspecified annual gift to the Parks Alliance general fund for five years, with no floor amount, no construction obligation, and no legal mechanism for enforcement after the variance is granted.

VI. FINDING 5: APPROVAL WOULD DIRECTLY SUBVERT THE CITY'S COMPREHENSIVE PLANNING TRAJECTORY

A. The City-County Council Has Unanimously Directed a Pause

On May 4, 2026, the Indianapolis City-County Council unanimously passed Proposal No. 158, urging the Metropolitan Development Commission to implement a temporary pause on data center approvals while the city finalizes updated regulatory standards. The resolution passed without a single dissenting vote. It states explicitly that the current county code "does not sufficiently define or regulate the unique environmental and industrial impacts" of data centers.

The legislative vehicle giving that directive concrete form is Proposal No. 2026-AO-001, the draft SU-47 Special Use District ordinance for data center development, currently before this Commission as Docket No. 2026-AO-001. The gap between what SU-47 would require and what DC BLOX has submitted is a matter of direct comparison, not interpretation.

B. SU-47 Requirements That This Variance Would Permanently Bypass

If this variance is granted today, DC BLOX will hold legally protected, vested nonconforming use status that permanently immunizes a 78-megawatt facility from the following standards currently being drafted into law:

- Mandatory independent noise study and mitigation plan by an acoustics engineer (SU-47 § 9(h)) – not the dBA-only threshold DC BLOX has submitted.
- Generators limited to emergency use only, with all testing prohibited between 5:00 p.m. and 7:00 a.m. (SU-47 § 5) – DC BLOX's commitments permit monthly daytime testing.
- Mandatory water management plan detailing cooling needs, blowdown disposal, and emergency drainage pathways over contaminated groundwater (SU-47 § 9(f)).
- Mandatory decommissioning plan (SU-47 § 9(i)) – critical for a permanent facility over a 25-acre toxic plume. DC BLOX has submitted nothing.
- Mandatory greenway enhancements when a multi-use path is adjacent (SU-47 § 8), including trailheads, restrooms, and amenities – not an unspecified annual gift to a general fund.

DC BLOX's own Q&A acknowledges this directly: "While DC BLOX is not subject to the proposed Indianapolis guardrails, DC BLOX has made amendments to its commitments to closely align with the guardrails." (Exhibit P). "Closely align" is not "comply with." Once vested rights are granted, that gap becomes permanent and unreviewable.

C. The Vested Rights Problem Is Permanent and Irreversible

A variance of use, once granted, runs with the land in perpetuity. It creates a legally vested nonconforming use that subsequent ordinances cannot reach retroactively without triggering a taking. Granting this variance today does not merely allow DC BLOX to build under the current framework – it permanently removes this specific 32.5-acre parcel from the reach of every data center standard the city finalizes tomorrow.

Buildings 2 and 3, which represent more than 80% of the campus footprint and have no contracted customers, would receive the same permanent vested rights grandfathering as Building 1. The city would be permanently locked out of applying its new data center standards to 330,000 square feet of uncontracted industrial capacity in exchange for nothing currently identifiable.

VII. CONCLUSION AND RELIEF REQUESTED:

When compared against the five statutory criteria to qualify for a variance of use, the record before this Commission is not even close. The petitioner's own agents admitted conforming use capacity on the record. A 244× vapor hazard is documented beneath the proposed footprint. Two government enforcement investigations remain open. The petitioner's own tax revenue projections omit statutory exemptions it is actively pursuing and rest on abatement terms that will not be finalized until after this variance is granted. The petitioner's own contractors celebrated the absence of the most basic deed-required site controls across an eleven-month documented period. The city voted unanimously that the current framework is inadequate. Each failure stands alone. Together they make denial the only legally available outcome.

Primary Relief – Absolute Denial of Both Petitions. The petitioner has failed to carry its burden of proof on all five statutory findings required under IC § 36-7-4-918.4. Findings 3 and 4 fail as a matter of law based on the petitioner's own on-record admissions. Finding 1 fails based on authenticated IDEM measurements and two open government enforcement proceedings. Finding 2 fails based on an inadequate noise commitment and inapplicable property value comparables. Finding 5 fails based on the unanimous legislative direction of

the City-County Council. Under *Sam's E., Inc. v. United Energy Corp.*, 927 N.E.2d 960, 964, failure on any single finding requires total denial of both petitions.

Alternative Relief – Continuance Pending IDEM Investigation and SU-47 Finalization. If outright denial is declined, it is requested that the Commission stay all proceedings until: (a) IDEM formally concludes Incident ID 123837 and issues a written determination on the petitioner's compliance with the ERC and SMP governing Block A; and (b) the SU-47 framework is finalized and enacted. This Commission should not move faster than IDEM.

Respectfully submitted,

Megan Lapa

District 14 Resident & Formal Remonstrant

Directly Impacted Property Owner within 1/3-Mile Zone of Impact

June 5, 2026

Case Nos. 2026-CVR-815 & 2026-CPL-815

Subject Property: 305 Fintail Drive, Indianapolis, Indiana 46219

To the Department of Metropolitan Development and the Hearing Examiner:

I am Megan Lapa, a resident of District 14 and a formal remonstrant. My residence is within one-third of a mile of the proposed development - a directly impacted neighbor asking the Hearing Examiner to evaluate what the public record reveals: the petitioner has fundamentally failed to satisfy the statutory standards required for a variance of use on multiple independent grounds, each of which is individually sufficient for denial.

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The petitioner cannot meet this burden on any of the five findings.

II. FINDINGS 3 & 4: THE PETITIONER CANNOT ESTABLISH A PECULIAR PROPERTY CONDITION OR UNNECESSARY HARDSHIP

A. The Petitioner's Own Development Partner Destroyed the Hardship Argument on the Record

At the April 27, 2026 community forum, Vincent Ash Jr., SVP of Development and Operations at Lauth Group (DC BLOX's local development partner), stated at timestamp 50:54:

> *"It's zoned I-3 which allows for a lot of different uses. There's a lot of other uses that can move forward…probably a lot more egregious than a data center would be."*

This is a direct, on-the-record admission that 305 Fintail Drive – right now, under its existing I-3 zoning, without any variance – is fully capable of being put to numerous profitable, conforming industrial uses. Under *McFadden v. Bd. of Zoning Appeals,* 337 N.E.2d 576, 580 (Ind. Ct. App. 1975), that admission is legally fatal to both Finding 3 and Finding 4. If a property can be put to any profitable conforming use, a variance cannot be granted.

Mr. Ash is not a lay observer unfamiliar with zoning law. He served as an MDC Commissioner from September 2022 through December 2023, personally evaluating variance petitions under the exact IC § 36-7-4-918.4 framework at issue here, and holds a Master of Urban Planning from USC (see Exhibit A). Mr. Ash is, by any reasonable measure, among the most institutionally fluent people in Indianapolis on the subject of zoning, variance proceedings, and the precise legal standards governing this hearing.

His statement was deliberate and informed. The petitioner cannot simultaneously rely on his expertise to advance this project and discount his on-record admission of its legal implication.

DC BLOX's own SVP of Sales reinforced this at the same forum (timestamp 22:16): "We have to go through a zoning variance because we're not a named use for I-3." The site requires a variance because data centers are not permitted – not because conforming uses are impossible.

B. The Site Was Selected for Its Competitive Advantages, Not Its Hardships

DC BLOX's own written Q&A responses (Exhibit B) explain how this site was chosen: *"DC BLOX targeted properties with heavy industrial zoning (I-3), strong fiber connectivity, and existing utility infrastructure…required minimal utility upgrades due to the existing substation."*

Every feature cited as a reason for selecting this parcel is a commercial advantage – not a hardship. A petitioner that deliberately sought out a parcel for its infrastructure strengths cannot then characterize those same features as a structural hardship requiring relief from the zoning ordinance.

C. The Speculative Demand Problem (Finding 4 Fails Independently)

DC BLOX's own Q&A confirms: *"We do not have a customer or workload contracted for Buildings 2 or 3."* (Exhibit B.) Buildings 2 and 3 represent more than 80% of the total campus footprint (330,000 of 410,000 square feet) and 50 of the 56 proposed diesel generators. DC BLOX's own public website states: *"The applications for phase 2 are still to be defined"* (Exhibit C). The Commission cannot make affirmative statutory findings for uses the petitioner itself cannot yet describe. A hypothetical future tenant is not a present hardship.

D. The Tax Revenue Claims Are Materially Misleading

DC BLOX has represented that this project will generate "5–7x the tax revenue" of comparable industrial uses. That claim is materially incomplete in three documented respects.

First, the equipment investment driving the 5–7x claim may generate no local personal property tax at all. DC BLOX's own Q&A confirms it is actively engaged in the IEDI intake process under IC § 6-1.1-10-44 – the exact program that would exempt $1.3 to $1.4 billion in tenant equipment from the personal property taxation funding Warren Township schools, Indy Fire, and Indy Police. Those terms have not been finalized and will not be finalized until after this variance is granted. DC BLOX's own Tax Abatement Fact Sheet states: "Exact abatements for this project will be determined after zoning approval."

Second, IC § 6-2.5-15 provides up to 50 years of sales tax exemption on qualifying data center equipment – the documented operating pattern for Indiana data center projects, established by a June 2026 WTHR-13 investigation finding $655 million in statewide exemptions IEDC had not been publicly disclosing (Exhibit D and E). DC BLOX claimed unfamiliarity with this program at the May 21 meeting.

Third, DC BLOX's own Abatements slide (Exhibit F) confirms that the single largest projected tax line item – $11.5 million, representing 36% of the total $31.9 million – does not flow to schools, fire, or police, but to the Irvington-Brookville Road TIF district, administered by the MDC as Redevelopment Commission, for capital improvements to parks and commercial areas. The $10.2 million to Warren Township schools is the post-TIF figure. This Commission cannot weigh claimed community benefit against documented public health costs on the basis of projections that omit applicable exemptions, rest on unfinalized abatement terms, and mischaracterize 36% of the total as direct community benefit.

III. FINDING 1: THE PROPOSED DEVELOPMENT WILL BE INJURIOUS TO PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE

A. Active Subsurface Contamination – Documented by State Records

The petitioner has characterized the site's environmental history as resolved, citing Ford's Certificate of Completion and the IDEM Covenant Not to Sue. This characterization is directly contradicted by IDEM's own Comfort Letter (Exhibit G), which confirms that residual contamination remains – including the 1.5-acre Northern Plume and the 11.75-acre dominant segment of the Southern Plume located directly beneath Block A. The petitioner is not proposing to build adjacent to the contamination epicenter. It is proposing to build directly on top of it.

The Comfort Letter also confirms that shallow and intermediate groundwater zones maintain a radial outward flow from the center of the former Ford facility, with Vinyl Chloride already detected in off-site monitoring wells. Groundwater is actively migrating outward from beneath Block A toward the Pennsy Trail and Irvington Community Elementary School. No independent hydrogeological risk assessment evaluating construction impacts on plume migration has been submitted, and no assurances to the safety of the general public have been offered by the petitioner.

B. The 244× Vinyl Chloride Exceedance: A State-Documented Vapor Hazard

August Mack Environmental Vapor Intrusion Evaluation Report (VFC #83733615, dated December 5, 2024) documents that when the adjacent Monarch/Reyes building's Vapor Intrusion Mitigation System (VIMS) was deactivated for 43 days, Vinyl Chloride at sub-slab vapor port VP-4 reached 489 µg/m³ (Exhibit H). IDEM's Published Level for residential indoor air is 2 µg/m³ – the operative standard given IDEM's confirmation that this plume is migrating toward residential and school populations (Exhibit I). The 489 µg/m³ unmitigated reading exceeds that residential standard by more than 244 times.

Block A – 305 Fintail Drive – has no Vapor Intrusion Mitigation System. The active Replacement ERC explicitly requires that a vapor intrusion evaluation be completed and any necessary mitigation installed before any new occupied building is constructed on Block A. That evaluation has not been submitted, reviewed by IDEM, or approved. The petitioner is seeking permanent zoning rights to construct three buildings before satisfying its own pre-construction environmental requirements.

C. 56 Diesel Generators in a Documented Failing Airshed

Marion County carries a failing grade for both ozone and 24-hour particle pollution under the American Lung Association's 2026 State of the Air Report, ranking 11th worst nationally for

annual particle pollution. On June 4, 2026 – one week before this hearing – the Indianapolis Office of Sustainability issued a Knozone Action Day declaring air quality "Unhealthy for Sensitive Groups," advising children, older adults, and anyone with asthma or heart disease to remain indoors (Exhibit J). DC BLOX proposes to introduce 56 industrial diesel generators at full buildout into this same airshed.

The petitioner's most recent Statement of Commitments adds Diesel Particulate Filters (DPFs) on each generator. DPFs address fine particulate matter only. They have no effect on nitrogen oxide (NOx) emissions. The large, high-horsepower diesel engines used for data center backup generators must start instantly and take on massive electrical loads. They operate under high combustion temperatures and pressures—the exact conditions that create Nitrogen Oxides (NOx) – the primary precursor to ground-level ozone, the exact pollutant that triggered the June 4 Knozone Action Day.

D. Open Enforcement Proceedings Foreclose an Affirmative Finding 1 Determination

On May 22, 2026, formal complaints regarding active brownfield exposure violations at this exact location were logged with the City of Indianapolis Office of Environmental Services (Request No. 26-00080198) and IDEM (Incident ID 123837). On May 26, IDEM's Complaint and Information Coordinator confirmed Incident ID 123837 has been formally referred to both IDEM's Air Compliance branch and the Voluntary Remediation Program for field investigation (Exhibit K). Both proceedings remain open and unresolved as of this submission.

This Commission cannot make an affirmative finding that this development "will not be injurious to the public health, safety...and general welfare" while the petitioner is simultaneously under investigation for ongoing violations of the very environmental protocols designed to protect the community they want to build in. Finding 1 fails. This Commission should not move faster than IDEM.

IV. THE ERC/SMP COMPLIANCE PATTERN DEFEATS TRUST IN THE PETITIONER'S COMMITMENTS

The active Replacement Environmental Restrictive Covenant (Exhibit L) binds the owner and all agents, contractors, and assigns in perpetuity and incorporates the IDEM-approved Soil Management Plan (SMP Document #83326683) by reference – making SMP compliance a deed-recorded legal obligation enforceable by the State of Indiana.

The record documents a gap between what the SMP requires and what independent evidence shows was occurring across an eleven-month period of active earthwork on Block A. The SMP requires fugitive dust control – no suppression practices or equipment have been documented as present. The SMP requires stockpiled soils be covered with plastic sheeting and surrounded by silt fence – large stockpiles have been documented without either. The SMP requires a Health and Safety Plan and HAZWOPER-trained workers when contamination exceeds direct contact screening levels – which it does on Block A – and neither has been submitted. The ERC requires a minimum two-foot clean soil and vegetative barrier across all uncovered areas – the entire surface has been stripped to bare contaminated soil.

These gaps are established by five independent sources: the petitioner's own contractors celebrated fugitive dust with no suppression measures under the heading "Thunderbird Commerce Center construction update" (Exhibit M); IndyStar aerial photography documented the same conditions in April 2026 (Exhibit N); Mirror Indy photography documented massive stockpiles visible from the Pennsy Trail in June 2026 (Exhibit N); the City's own DMD planning

staff documented the same conditions in government aerial photography (Exhibit N); and DC BLOX's own commissioned property value report contains corroborating site photographs (Exhibit N). These gaps triggered two open government enforcement proceedings – IDEM Incident ID 123837(Exhibit K) and City OES Request 26-00080198 – both unresolved as of this hearing.

The petitioner may attribute this conduct to Lauth Group. That argument fails as a matter of law – the ERC binds the owner and all agents and contractors, and DCB cannot satisfy its deed-recorded obligations by pointing to the contractor it hired to perform the very work those obligations govern.

The obligations at issue are among the most basic attached to this site: cover your stockpiles, suppress your dust, maintain a soil barrier. They were written into the deed and ignored anyway – while the contractor celebrated publicly. This Commission is being asked to trust that the same petitioner will honor far more complex, far less visible commitments over a 25-acre toxic plume. The compliance record before this Commission does not support that trust. Nor does the corporate structure behind it: every commitment in the Statement of Commitments is made by DCB Indianapolis, LLC – a Delaware special purpose entity formed November 25, 2025, six months before this hearing, that did not exist when the Environmental Restrictive Covenant it claims to honor was recorded on March 21, 2025 (see Exhibit O).

V. FINDING 2: ADJACENT PROPERTY USE AND VALUE WILL BE SUBSTANTIALLY ADVERSELY AFFECTED

A. The Noise Commitment Is Structurally Inadequate

The petitioner has committed to maintaining noise levels below 65 dBA at the property line. A-weighting (dBA) is specifically designed to approximate human sensitivity to conversational frequencies – it is intentionally blind to low-frequency sound. Data center mechanical infrastructure (cooling systems, transformers, generator standby) generates substantial energy in the low-frequency range, measured in C-weighted decibels (dBC). A 65 dBA commitment can coexist with significant, continuous low-frequency dBC emissions that the measurement standard simply does not capture.

There is no dBC cap, no independent acoustics engineering study, and no commitment to monitor DBC or revisit noise standards as the campus scales to 56 generators. The acoustic burden on adjacent properties is not fixed – it grows with each phase, permanently, with no mechanism for review or remedy after vested rights are granted. Irvington Community Elementary School sits directly across the Pennsy Trail from this campus boundary.

B. The Petitioner's Commissioned Property Value Report Does Not Satisfy Its Burden

The petitioner has submitted a consulting report (Integra Realty Resources, May 4, 2026) concluding that adjacent residential values will not be substantially adversely affected. This report does not meet the petitioner's evidentiary burden for three reasons.

First, the comparables are not comparable. IRR analyzed data centers at five Indiana locations: AWS in New Carlisle, Microsoft in LaPorte, META in Jeffersonville, Google in Fort Wayne, and Lifeline in Indianapolis. Not one is a brownfield with an active ERC, an open IDEM enforcement investigation, a 25-acre subsurface contamination plume with a 244× Vinyl Chloride

exceedance, documented fugitive dust violations, or an elementary school and trail along its property line.

Second, the analysis is backward-looking. IRR measured historical Zillow Zestimate changes for existing, operating data centers. The relevant question under Finding 2 is what will happen to adjacent values if this variance is granted.

Third, the report does not address the Pennsy Trail at all – the primary amenity structuring residential property values throughout the Irvington corridor. The petitioner's only trail commitment is an unspecified annual gift to the Parks Alliance general fund for five years, with no floor amount, no construction obligation, and no legal mechanism for enforcement after the variance is granted.

VI. FINDING 5: APPROVAL WOULD DIRECTLY SUBVERT THE CITY'S COMPREHENSIVE PLANNING TRAJECTORY

A. The City-County Council Has Unanimously Directed a Pause

On May 4, 2026, the Indianapolis City-County Council unanimously passed Proposal No. 158, urging the Metropolitan Development Commission to implement a temporary pause on data center approvals while the city finalizes updated regulatory standards. The resolution passed without a single dissenting vote. It states explicitly that the current county code "does not sufficiently define or regulate the unique environmental and industrial impacts" of data centers.

The legislative vehicle giving that directive concrete form is Proposal No. 2026-AO-001, the draft SU-47 Special Use District ordinance for data center development, currently before this Commission as Docket No. 2026-AO-001. The gap between what SU-47 would require and what DC BLOX has submitted is a matter of direct comparison, not interpretation.

B. SU-47 Requirements That This Variance Would Permanently Bypass

If this variance is granted today, DC BLOX will hold legally protected, vested nonconforming use status that permanently immunizes a 78-megawatt facility from the following standards currently being drafted into law:

- Mandatory independent noise study and mitigation plan by an acoustics engineer (SU-47 § 9(h)) – not the dBA-only threshold DC BLOX has submitted.
- Generators limited to emergency use only, with all testing prohibited between 5:00 p.m. and 7:00 a.m. (SU-47 § 5) – DC BLOX's commitments permit monthly daytime testing.
- Mandatory water management plan detailing cooling needs, blowdown disposal, and emergency drainage pathways over contaminated groundwater (SU-47 § 9(f)).
- Mandatory decommissioning plan (SU-47 § 9(i)) – critical for a permanent facility over a 25-acre toxic plume. DC BLOX has submitted nothing.
- Mandatory greenway enhancements when a multi-use path is adjacent (SU-47 § 8), including trailheads, restrooms, and amenities – not an unspecified annual gift to a general fund.

DC BLOX's own Q&A acknowledges this directly: "While DC BLOX is not subject to the proposed Indianapolis guardrails, DC BLOX has made amendments to its commitments to closely align with the guardrails." (Exhibit P). "Closely align" is not "comply with." Once vested rights are granted, that gap becomes permanent and unreviewable.

C. The Vested Rights Problem Is Permanent and Irreversible

A variance of use, once granted, runs with the land in perpetuity. It creates a legally vested nonconforming use that subsequent ordinances cannot reach retroactively without triggering a taking. Granting this variance today does not merely allow DC BLOX to build under the current framework – it permanently removes this specific 32.5-acre parcel from the reach of every data center standard the city finalizes tomorrow.

Buildings 2 and 3, which represent more than 80% of the campus footprint and have no contracted customers, would receive the same permanent vested rights grandfathering as Building 1. The city would be permanently locked out of applying its new data center standards to 330,000 square feet of uncontracted industrial capacity in exchange for nothing currently identifiable.

VII. CONCLUSION AND RELIEF REQUESTED:

When compared against the five statutory criteria to qualify for a variance of use, the record before this Commission is not even close. The petitioner's own agents admitted conforming use capacity on the record. A 244× vapor hazard is documented beneath the proposed footprint. Two government enforcement investigations remain open. The petitioner's own tax revenue projections omit statutory exemptions it is actively pursuing and rest on abatement terms that will not be finalized until after this variance is granted. The petitioner's own contractors celebrated the absence of the most basic deed-required site controls across an eleven-month documented period. The city voted unanimously that the current framework is inadequate. Each failure stands alone. Together they make denial the only legally available outcome.

Primary Relief – Absolute Denial of Both Petitions. The petitioner has failed to carry its burden of proof on all five statutory findings required under IC § 36-7-4-918.4. Findings 3 and 4 fail as a matter of law based on the petitioner's own on-record admissions. Finding 1 fails based on authenticated IDEM measurements and two open government enforcement proceedings. Finding 2 fails based on an inadequate noise commitment and inapplicable property value comparables. Finding 5 fails based on the unanimous legislative direction of the City-County Council. Under *Sam's E., Inc. v. United Energy Corp.*, 927 N.E.2d 960, 964, failure on any single finding requires total denial of both petitions.

Alternative Relief – Continuance Pending IDEM Investigation and SU-47 Finalization. If outright denial is declined, it is requested that the Commission stay all proceedings until: (a) IDEM formally concludes Incident ID 123837 and issues a written determination on the petitioner's compliance with the ERC and SMP governing Block A; and (b) the SU-47 framework is finalized and enacted. This Commission should not move faster than IDEM.

Respectfully submitted,

Megan Lapa

District 14 Resident & Formal Remonstrant

Directly Impacted Property Owner within 1/3-Mile Zone of Impact

June 5, 2026

[EXHIBIT A] – Public Documentation of Vincent Ash Jr.'s Institutional Expertise in Indianapolis Land Use and Variance Law



Vincent Ash Jr, MUP

Servitude | Humility | Community | IBJ 40 Under 40 | SKL XLVII | 2025 ULI Trendsetter Award

Board Appointee
16 Tech Innovation District
Feb 2023 - Jan 2025 · 2 yrs
Economic Empowerment

Board Member
Intend Indiana
Jan 2022 - Dec 2024 · 3 yrs
Economic Empowerment

Commissioner - Metropolitan Development Commission
City of Indianapolis
Sep 2022 - Dec 2023 · 1 yr 4 mos

Management Committee Member
Urban Land Institute (ULI) Indiana
Jun 2021 - Jul 2023 · 2 yrs 2 mos

Corporate Work Study Board
Providence Cristo Rey High School
Apr 2021 - Sep 2022 · 1 yr 6 mos
Education

Volunteering

Member Board of Directors
Elevate Indianapolis
Jul 2020 - Present · 6 yrs
Education

Member Board of Directors
YMCA of Greater Indianapolis
Jan 2024 - Present · 2 yrs 6 mos
Health

Board Member
Edna Martin Christian Center
Jan 2024 - Present · 2 yrs 6 mos
Economic Empowerment

Board Member
Indy Chamber
Feb 2025 - Present · 1 yr 5 mos
Economic Empowerment

Board Member
The Parks Alliance of Indianapolis
Nov 2019 - Dec 2025 · 6 yrs 2 mos
Environment

Board Appointee
16 Tech Innovation District
Feb 2023 - Jan 2025 · 2 yrs
Economic Empowerment

Board Member
Intend Indiana
Jan 2022 - Dec 2024 · 3 yrs
Economic Empowerment



Vincent Ash Jr, MUP
Servitude | Humility | Community | IBJ 40 Under 40 | SKL XLVII | 2025 ULI Trendsetter Award

More

Education

University of Southern California
Executive Masters, City/Urban, Community and Regional Planning
Jan 2022 - May 2023
Grade: 3.97

Indiana University - Kelley School of Business
Bachelor of Science - BS, Finance
2013 - 2016
Minor: Accounting

5. Will the center operate at full capacity immediately or will operations scale over time?
    a. Operations will scale over time, based upon power availability and each individual tenant's lease. We expect the construction of the campus to be in stages and building by building; subject to power availability for Buildings 2 and 3, which is currently under review with AES.

6. Since this is not being targeted for an LLM AI Data Center, what type of clients are this project intended to serve?

    a. Building 1 is being designed as a network backbone, meaning 100% network equipment to route internet traffic across dark fiber. Building 2 and 3.....we do not have a customer or workload contracted for Buildings 2 or 3, however we expect them to be similar to Building 1.

7. With which firms/corporations does DC Blox contract?

    a. DC Blox leases to a variety of different customers; like many other types of real estate this property may be leased to multiple tenants or to a single tenant. DC Blox in the past has leased to hospitals, investment grade regional companies, banks, and large technology companies.

Commitments/Accountability:

1. DC Blox's commitments (closed-loop cooling, no crypto mining, etc.) are listed in a "statement of commitment" document. Are these legally enforceable conditions, or just promises that disappear after approval?

    a. Yes, they are legally enforceable and recorded with the County Recorders Office. Additionally, when we submit our plans to the building department they will review them against our commitments. We will not be issued a permit if our commitments regarding this are not met.

2. Whoisauthorized to enforce commitments? What is the process for those individuals to pursueenforcement?

    a.Complaints can be filled with Building and Neighborhood Services (BNS). Other legal avenues are available as well.

3. Whatrecourse do neighbors have if DC Blox violates its commitments after the variance is granted? If DC Blox sells or assigns the property, do all commitments transfer to the newowner?
    a.The Variance of Use and the Written Commitments are recorded and convey with the property.

b. Complaints can be filled with Building and Neighborhood Services (BNS). Other legal avenues are available as well.

4. What is the remediation plan (including performance bond) if DC Blox changes its mind or otherwise no longer needs the data center?

    a. We have added a commitment to address disposal of e-waste within our filed Written Commitments.

    b. DC Blox does not intend to secure a performance bond, just like any other development (warehouse, commercial property, or factory) within Indianapolis. This project is over a $2B investment between DC Blox and prospective tenant's personal property; and would not be abandoned easily.

    c. We will build these buildings on a built to suit basis; as in once a customer is interested in the property and signs a contract, DC Blox will proceed with designing and constructing a building to their specifications. These contracts are typically long-term leases with extension rights. The investment by DC Blox and our customers are substantial, as such are very "sticky".

    d. Additionally, as the Data Centers become more prevalent; properties in good locations (such as this) will become more coveted; and if needed the property would be redeveloped or renovated further.

Process:

1. What was the process that DC Blox went through to identify and secure the location?

    a. DC Blox targeted properties with heavy industrial zoning (I-3), strong fiber connectivity, and existing utility infrastructure. This property was adjacent to other heavy industrial uses, a brownfield site, and required minimal utility upgrades to utility infrastructure due to the existing substation.

2. Why is DC Blox using a variance of use rather than a full rezoning?

    a. Given the property's I-3 zoning and because data centers are an unlisted use, a variance of use is an appropriate path.

3. Who has final authorization over the variance request and approval of the project?

    a. Metropolitan Development Commission.

4. Has anyone involved in the project been asked to sign non-disclosure agreements? If so, who has been asked/who has signed?

[Exhibit C] - the representation that "The applications for phase 2 are still to be defined" in the "About the Project" section of the DC BLOX Indianapolis project website (dcbloxindy.com), confirming as of the date of this submission that Buildings 2 and 3 – representing more than 80% of the requested variance footprint – have no defined operational purpose, no contracted customers, and no identified workloads. This language survived petitioner's pre-hearing website revision intact and constitutes a voluntary public admission that the majority of the campus for which permanent vested rights are sought remains speculative and undefined at the time of the June 11, 2026 hearing.

May 9, 2026:

About the Project

DC BLOX is planning a data center site in Indianapolis to support the growing demand for digital infrastructure across the Midwest. The project is geared in phase 1 for smaller-scale applications including regional network communications and local data processing. The applications for phase 2 are still to be defined.

The Thunderbird Commerce Center is a redevelopment of the former Ford Visteon manufacturing site in the Indianapolis area. The site housed a major automotive components factory established in 1956-1957. The factory ultimately closed in 2007 and was demolished in 2017. The site was acquired in 2021 and renamed the Thunderbird Commerce Center with the intent to repurpose it for logistics, manufacturing, and job creation in the Indianapolis area.

The site is zoned I3 - Heavy Industrial. DC BLOX's data centers are typically classified and approved in Light Industrial zoned locations. DC BLOX is proposing to reduce the number of planned parking spaces from 420 to 100 at the site to minimize asphalt paving.

DC BLOX is committed to working with local labor unions to support the development of this project

The DC BLOX data center planned for one of the site parcels will be a low-impact, high tax revenue facility that will help bring greater access to many of the digital services we use every day – and our people-first approach fosters long-term partnerships that benefit every community we serve.

* Indianapolis data center site rendering

Preliminary rendering of the data center at full build out

June 4, 2026:

About the Project

DC BLOX is planning a data center site in Indianapolis to support the growing demand for digital infrastructure across the Midwest. The phase 1 project is geared toward providing network communications and local data processing. The applications for phase 2 are still to be defined.

The Thunderbird Commerce Center is a redevelopment of the former Ford Visteon manufacturing site in the Indianapolis area. The site housed a major automotive components factory established in 1956-1957. The factory ultimately closed in 2007 and was demolished in 2017. The site was acquired in 2021 and renamed the Thunderbird Commerce Center with the intent to repurpose it for logistics, manufacturing, and job creation in the Indianapolis area.

The site is zoned I3 - Medium Industrial. DC BLOX's data centers are typically classified and approved in Light Industrial zoned locations. DC BLOX is proposing to reduce the number of planned parking spaces from 420 to 100 at the site to minimize asphalt paving.

The DC BLOX data center planned for one of the site parcels will be a low-impact, high tax revenue facility that will help bring greater access to many of the digital services we use every day – and our people-first approach fosters long-term partnerships that benefit every community we serve.

[Exhibit D]: WTHR-13 Investigative Report: 'You Pay Sales Tax. Some Indiana Data Centers Didn't. Here's What We Found,' published June 2026.

Author: Alex Almanza
Published: 2:46 AM EDT May 29, 2026
Updated: 2:46 AM EDT May 29, 2026

INDIANAPOLIS — Indiana has promoted data centers as a major economic win by promising billions of dollars in investment, new jobs and a place in the future of artificial intelligence.

But 13 Investigates found Hoosiers are only now getting a clearer look at the other side of those deals: more than $655 million in reported state sales and use tax exemptions for data centers.

Those are taxes data centers did not have to pay on eligible purchases, including equipment such as computer chips, servers and other technology used to operate the facilities.

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It's important to note that not all data centers in Indiana receive tax breaks. For example, Microsoft announced in March 2026 that it would no longer be seeking local property tax abatements or breaks for their data center facility in La Porte.

The big dollar figure comes after questions from Good Jobs First, a nonpartisan watchdog group that tracks economic development subsidies, and 13News.

Good Jobs First said it could not find a clear public price tag showing how much tax revenue Indiana was giving up through its data center tax exemption program. The group published a report saying some states, including Indiana, failed to disclose data center tax abatement losses.

The Indiana Comptroller's Office initially pushed back on the watchdog report, saying Indiana's annual financial reporting complied with government accounting standards. But after further review, the Comptroller's Office told 13News the data center exemption information had been reported to the Indiana Economic Development Corporation, or IEDC, but had not been routed to the Comptroller's Office for the state's annual financial report.



In other words, the numbers existed, but they were not being reported correctly.

IEDC later confirmed to 13News the data center exemption reports had not previously been posted publicly.

What the tax break covers

The more than $655 million figure covers state sales and use tax exemptions reported by data centers. It does not include local property tax abatements or all outstanding 2025 reports.

IEDC told 13News some 2025 reports from data centers are still outstanding, meaning the total could grow.

WTHR News Weather Sports



The agency said the state is not writing companies a check. In written responses, IEDC said the exemptions are part of a competitive framework designed to attract major investment that may not otherwise come to Indiana.

Good Jobs First disagrees with that framing.

Kasia Tarczynska, a senior research analyst with Good Jobs First, told 13News money not collected is still a public cost.

"The public needs to know how much money the state is losing, but also the lawmakers need to access this information to be able to make good fiscal decisions about the state budget," Tarczynska said.

Tarczynska said the state sales tax exemption is only one layer of the public cost. Data centers can also receive local tax breaks, including real property and personal property tax abatements.



Amazon's New Carlisle project

A major share of the reported tax exemptions is tied to Amazon.

IEDC told 13News Amazon reported $560,997,402 in state sales and use tax exemptions in 2025 and $50,504,926 in 2024.

Roger Wehner, vice president of economic development for Amazon Web Services, responded to 13News in a statement:

"Indiana set out to become a leader in the digital, economy and Amazon is proud to be part of that story," Wehner said. "We were one of the first data center developers to enter the state, and Indiana's forward-looking policies have helped us grow at an unprecedented speed and scale."

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What is still unknown

The $655 million figure is not the full price tag.

It only covers reported state sales and use tax exemptions. It does not include every local property tax abatement, TIF impact or outstanding 2025 data center report.

Good Jobs First said that is why the public needs a clearer ledger of what companies are receiving, what governments are giving up and what taxpayers are getting in return.

You can view the IEDC's updated figures by visiting their transparency portal.

[Exhibit E]: Indiana Economic Development Corporation: Data Center Sales Tax Exemption Capital Investment Incentive

DATA CENTER SALES TAX EXEMPTION
CAPITAL INVESTMENT INCENTIVE

DESCRIPTION
The Data Center Gross Retail and Use Tax Exemption provides a sales and use tax exemption on purchases of qualifying data center equipment and energy to operators of a qualified data center for a period not to exceed 25 years for data center investments of less than $750 million. If the investment exceeds $750 million, the IEDC may award an exemption for up to 50 years. This program is established by Indiana Code § 6-2.5-15.

Local governments may also provide a personal property tax exemption on qualified enterprise information technology equipment to owners of a data center who invest at least $25 million in real and personal property in the facility.

ELIGIBILITY
To qualify for the exemptions, data centers must reach a certain threshold for investment within 5 years of receiving an exemption certificate from the Department of Revenue. The minimum investment required is determined by the population of the county in which the qualified data center is located:

- $25 million in counties with less than 50,000 people
- $100 million in counties between 50,000 and 100,000 people
- $150 million in counties with 100,000 or more people

Equipment that is eligible for the exemption includes the servers and related computer equipment or software purchased or leased for the processing, storage, retrieval or communication of data, as well as other equipment essential to the operation of the data center. This includes electricity used in qualified data center operations. Prior to qualifying for an exemption, the IEDC must approve all planned data center equipment purchases.

EVALUATION CRITERIA
Each project will be evaluated on its individual merits and will undergo a cost-benefit analysis.

APPLICATION & TAX EXEMPTION
Data centers are required to apply to the IEDC for a specific transaction award certificate.

After applying to the IEDC for a specific transaction award certificate, the Indiana Department of Revenue will issue the data center proof of tax-exempt status.

The data center tax exempt status applies for up to 25 or 50 years, depending on the amount of investment the data center commits.

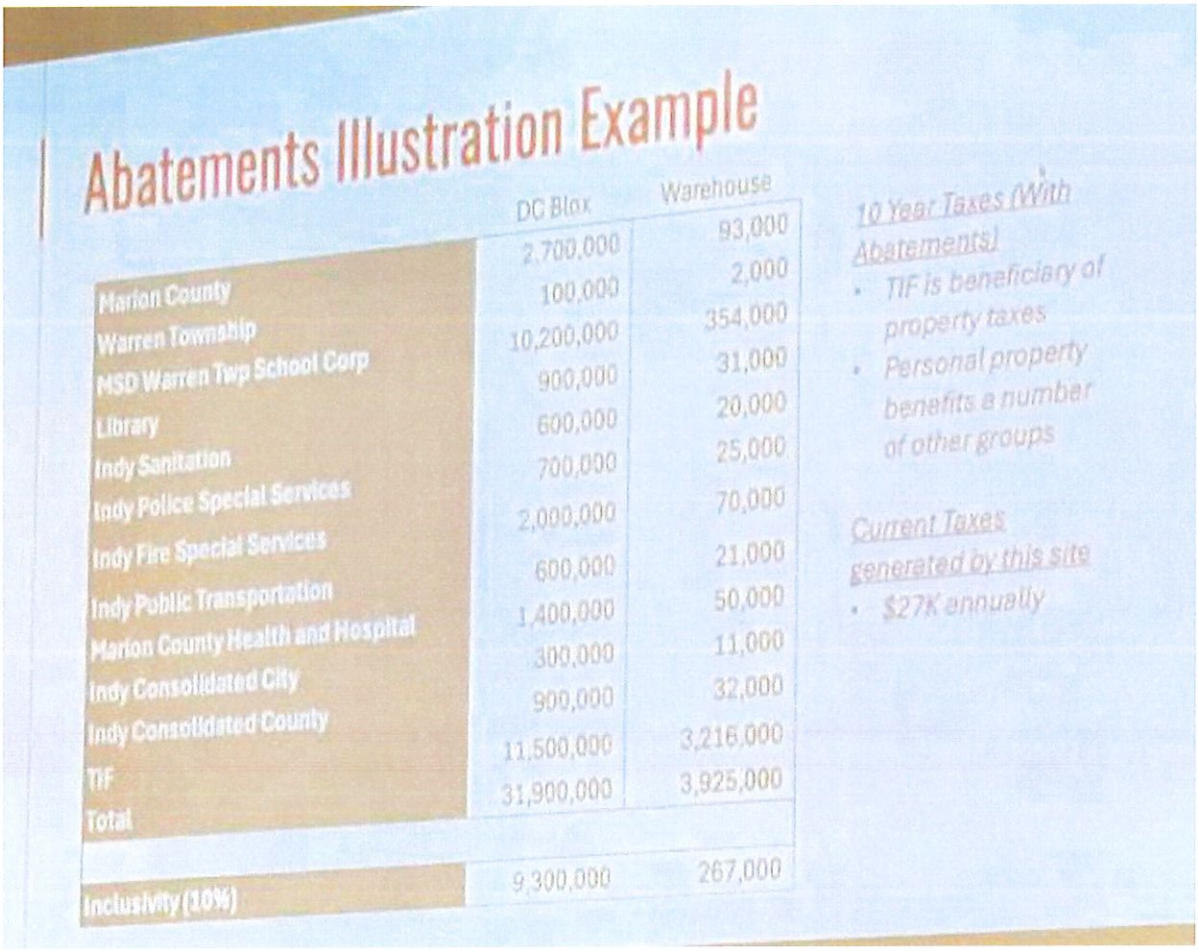
REPORTING REQUIREMENTS
Upon execution of a Data Center Sales Tax Exemption contract with the IEDC, qualified data center operators are required to report for every calendar year during the term of the contract.

Information required

- Summary statistics relating to qualified expenditures that occurred in the applicable year
- Detailed line-item report of eligible expenditures and how much tax was not paid as a result of the exemption, verified by an independent third party

INDIANA FOR THE BOLD | Economic Development Corporation

[Exhibit F]: DC BLOX 'Abatements Illustration Example' Slide, May 21, 2026 Community Meeting



Abatements Illustration Example

	DC Blox	Warehouse
Marion County	2,700,000	93,000
Warren Township	100,000	2,000
MSD Warren Twp School Corp	10,200,000	354,000
Library	900,000	31,000
Indy Sanitation	600,000	20,000
Indy Police Special Services	700,000	25,000
Indy Fire Special Services	2,000,000	70,000
Indy Public Transportation	600,000	21,000
Marion County Health and Hospital	1,400,000	50,000
Indy Consolidated City	300,000	11,000
Indy Consolidated County	900,000	32,000
TIF	11,500,000	3,216,000
Total	31,900,000	3,925,000
Inclusivity (10%)	9,300,000	267,000

10 Year Taxes (With Abatements)

- *TIF is beneficiary of property taxes*
- *Personal property benefits a number of other groups*

Current Taxes generated by this site

- *$27K annually*

[Exhibit G]: IDEM Comfort Letter, Bona Fide Prospective Purchaser

2016 across the facility. Soil and groundwater samples were collected for the analysis of VOCs, SVOCs, metals (total/dissolved), PCBs, herbicides and/or pesticides. Investigative activities consisted of advancing more than 400 soil borings/points (soil borings advanced to a maximum depth of 75 feet bgs), installation of approximately 150 temporary monitoring wells[14] to a maximum depth of 70 feet bgs, installation of approximately 260 permanent monitoring wells/recovery wells[15] to a maximum depth of 60 feet bgs, advancing 157 LIF points to a maximum depth of 26 feet bgs, and advancing 313 MIP points to a maximum depth of 38.5 feet bgs.

Based on the LIF investigative results, the LNAPL-contaminated areas appeared to correlate with SVOC and TPH contamination. Detected SVOC concentrations were determined to be the primary direct contact exposure pathway risk. Given the likely age of the releases, the majority of LNAPL appeared to be trapped at or below the water table and/or within native sand seams at residual saturation levels. The lateral and vertical extent of LNAPL was defined and determined to be mostly contained beneath the Main Building slab and metal chip shed (off-Site to the north on Block A) areas, with investigations identifying two separate areas of LNAPL. The southern LNAPL plume covers a total of approximately 23.5 acres beneath the Main Building (approximately 11.75 acres on-Site) and the northern LNAPL plume measured approximately 1.5 acres beneath and adjacent to the northwestern portion of the metal chip shed building (mostly on Block A off-Site).

Laboratory results of six LNAPL-saturated soil samples collected below the Main Building (including on the Site) indicated chlorinated VOC (cVOCs) concentrations ranging from 1 ppm to over 40,000 ppm 1,1,1- trichloroethane (1,1,1-TCA). Detected solvent-based DNAPL in soil was likely ponded off-Site near the northeastern corner of the Site (within the T-20 Bay (identified by Row (letter) & Column (#)) area which was located near the northern wall of the Main Building). Multiple lines of evidence indicated that the two LNAPL plumes were mostly immobile and may be unrecoverable.[16] Based on the findings of soil and groundwater conditions on the former Ford facility, and the measured groundwater table to be relatively "flat" across the former facility, the LNAPL plumes appeared to be stable (and not expanding) and only limited LNAPL recovery was expected in areas primarily contaminated by petroleum LNAPL.

The results of a series of MIP surveys indicated most of the cVOC-contaminated soil ranged from a depth of 5 to 20 feet bgs, with solvent based-DNAPL identified at a depth from 18 to 20 feet bgs in the T-20 Bay area (located off-Site along the north side of the Main Building). A composite DNAPL sample collected from a cluster of wells at the T20 Bay area contained trichloroethylene (TCE) (870,000 ppm), 1,1,1 TCA (27,000 ppm), cis-1,2-dichloroethene (cis-1,2- DCE) (4,100 ppm), tetrachloroethylene (PCE)

[14] Temporary monitoring wells ranged from 0.80-inch to 1-inch in diameter.
[15] Permanent/Recovery wells ranged from 2-inch to 4-inch in diameter.
[16] Localized areas of LNAPL may be recoverable (e.g., off-Site near USTs formerly located on the east side of the Main Building), but the recovery of LNAPL overall across the Site may be cost prohibitive.

treatment. Following a system evaluation, electric service was repaired and a security fence was installed around the former pump to prevent future power disruption. In September 2020, installation of an underflow weir system consisting of an earthen dike roughly 8-feet wide and 4-feet tall was completed to prevent any surface oil/oily sheen from being released in case of a subsequent power failure. The stormwater repair and system redesign were instituted so that any oil (LNAPL) collecting in the stormwater retention pond would remain on-Site while stormwater (only) would flow through the system. (These structures were subsequently removed and new stormwater detention ponds constructed, including one on-Site).

Groundwater Monitoring Events - 2Q2020 through 1Q2022

Quarterly groundwater monitoring for VOCs and 1,4-dioxane included a VRP-approved subset of 19 monitoring wells:[18] perimeter monitoring wells MW-1 through MW-8, SU-12-5R, MW-11, MW-12, and MW-13 and interior monitoring wells MW-V8isR, MW-H12sR, MW-R12di, MW-X14sR, MW-M16sR, MW-R18sR, and MW-T20GisR. Of these wells, monitoring wells MW-3, MW-4, SU-12-5R, MW-H12sR, and MW-M16sR were located on-Site.

Groundwater in the subsurface was divided into three general water bearing units that included: a shallow aquifer (4 to 18 feet bgs), a shallow intermediate aquifer (10 to 23 feet bgs), and a deep aquifer (40 to 45 feet bgs). Each of the on-Site monitoring wells[19] were screened in the shallow aquifer. The final groundwater sampling event, conducted in February 2022, indicated that the shallow and intermediate shallow groundwater zones had a generally radial flow outward from the center of the former Ford facility.

The final groundwater gauging event, conducted in February/March 2022, indicated that the shallow and intermediate shallow groundwater zones had a generally radial flow outward from the center of former Ford facility. Although neither DNAPL nor LNAPL were noted in the monitoring well network during the February/March 2022 sampling event, the Program assumes residual free phase product remains within the two previously identified plume areas (the northern plume of 1.5 acres and the southern plume of 23.5 acres for a total of ~25 acres) with an estimated 11.75 acres of the southern LNAPL/DNAPL plume remains on Site.

Analytical results from samples collected from on-Site, and just off-Site, interior monitoring wells indicated the presence of VC (MW-H12sR, MW-M16sR, MW-R18sR) 1,4-dioxane (MW-H12sR, MW-R12di, MW-R18sR), TCE (MW-M16sR), 1,1,2 trichloroethane (1,1,2-TCA) (MW-M16sR), 1,1 DCA (MW-R18sR), 1,1 DCE (MW-

[18] Monitoring well MW-AA19 (shallow) was removed from the monitoring well network (and approved by IDEM VRP (Document #82958148)) since no groundwater was encountered during drilling activities in April 2020.

[19] On-Site permanent monitoring wells are designated as such and sampled according to the approved VRP 2017 RWP.

a manner that ensures the protection of public health, safety, or welfare and the environment. This right of entry includes the right to take samples, monitor compliance with the remediation work plan (if applicable), and inspect records.

5. Written Notice of the Presence of Contamination. Owner agrees to include in any instrument conveying any interest in any portion of the Real Estate, including but not limited to deeds, leases and subleases (excluding mortgages, liens, similar financing interests, and other non-possessory encumbrances) the following notice provision (with blanks to be filled in):

NOTICE: THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL RESTRICTIVE COVENANT, DATED_____ 20__, RECORDED IN THE OFFICE OF THE RECORDER OF MARION COUNTY ON _____, 20__, INSTRUMENT NUMBER (or other identifying reference) _____ IN FAVOR OF AND ENFORCEABLE BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

6. Notice to Department of the Conveyance of Property. Owner agrees to provide notice to the Department of any conveyance (voluntary or involuntary) of any ownership interest in the Real Estate (excluding mortgages, liens, similar financing interests, and other non-possessory encumbrances). Owner must provide the Department with the notice within thirty (30) days of the conveyance and include (a) a certified copy of the instrument conveying any interest in any portion of the Real Estate, and (b) if the instrument has been recorded, its recording reference(s), and (c) the name and business address of the transferee.

7. Indiana Law. This Covenant shall be governed by, and shall be construed and enforced according to, the laws of the State of Indiana.

III. ENFORCEMENT

8. Enforcement. Pursuant to IC 13-14-2-6 and other applicable law, the Department may proceed in court by appropriate action to enforce this Covenant. Damages alone are insufficient to compensate the Department if any owner of the Real Estate or its Related Parties breach this Covenant or otherwise default hereunder. As a result, if any owner of the Real Estate, or any owner's Related Parties, breach this Covenant or otherwise default hereunder, the Department shall have the right to request specific performance and/or immediate injunctive relief to enforce this Covenant in addition to any other remedies it may have at law or at equity. Owner agrees that the provisions of this Covenant are enforceable and agrees not to challenge the provisions or the appropriate court's jurisdiction.

IV. TERM, MODIFICATION AND TERMINATION

9. Term. The restrictions shall apply until the Department determines that contaminants of concern on the Real Estate no longer present an unacceptable

risk to the public health, safety, or welfare, or to the environment.

10. Modification and Termination. This Covenant shall not be amended, modified, or terminated without the Department's prior written approval. Within thirty (30) days of executing an amendment, modification, or termination of the Covenant, Owner shall record such amendment, modification, or termination with the Office of the Recorder of Marion County and within thirty (30) days after recording, provide a true copy of the recorded amendment, modification, or termination to the Department.

V. MISCELLANEOUS

11. Waiver. No failure on the part of the Department at any time to require performance by any person of any term of this Covenant shall be taken or held to be a waiver of such term or in any way affect the Department's right to enforce such term, and no waiver on the part of the Department of any term hereof shall be taken or held to be a waiver of any other term hereof or the breach thereof.

12. Conflict of and Compliance with Laws. If any provision of this Covenant is also the subject of any law or regulation established by any federal, state, or local government, the strictest standard or requirement shall apply. Compliance with this Covenant does not relieve the Owner from complying with any other applicable laws.

13. Change in Law, Policy or Regulation. In no event shall this Covenant be rendered unenforceable if Indiana's laws, regulations, guidelines, or remediation policies (including those concerning environmental restrictive covenants, or institutional or engineering controls) change as to form or content. All statutory references include any successor provisions.

14. Notices. Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other pursuant to this Covenant shall be in writing and shall either be served personally or sent by first class mail, postage prepaid, addressed as follows:

To Owner:
Thunderbird CC Land Partners, LLC
10 West Carmel Drive, Suite 100
Carmel, IN 46032
ATTN: Dan Baker & Adam Broderick

To Department:
Indiana Brownfields Program
100 N. Senate Avenue, Rm. 1275
Indianapolis, Indiana 46204
ATTN: Ken Coad

[Exhibit H]: VFC #83733615 - August Mack Vapor Intrusion Evaluation Report for

August Mack
ENVIRONMENTAL
317.916.8000 • www.augustmack.com
1302 North Meridian Street, Suite 300 • Indianapolis, Indiana 46202

December 5, 2024

Dan Baker
Senior Vice President
Lauth Construction Group
10 West Carmel Drive, Suite 100
Carmel, Indiana 46032

Re: Vapor Intrusion Evaluation Report
Thunderbird Business Park - Reyes Parcel
6900 English Avenue
Indianapolis, Indiana
August Mack Project Number JW1496.350

Dear Mr. Baker,

August Mack Environmental, Inc. (August Mack) is submitting this Vapor Intrusion Evaluation Report associated with the property located at 6900 English Avenue in Indianapolis, Indiana (Site). The southwest parcel located at the Site is currently owned and occupied by Reyes Holdings, LLC (Reyes), and has been developed with an approximate 467,000 square foot (sq ft) building utilized as a distribution center and storage. To support redevelopment activities and evaluate vapor intrusion (VI) exposure pathway risk, August Mack was retained to design a vapor intrusion mitigation system (VIMS) and perform confirmatory VI sampling for the newly constructed Reyes facility. This report includes Site background, confirmatory sampling activities, including sub-slab soil gas (SGss), indoor air (IA), and outdoor air (OA) sampling, a summary of analytical results, and conclusions.

BACKGROUND INFORMATION

The Site was formerly owned by Ford Motor Company (Ford) and achieved closure through the Indiana Department of Environmental Management (IDEM) Voluntary Remediation Program (VRP #6141107) in February 2023.

As part of the IDEM VRP, an Environmental Restrictive Covenant (ERC) was recorded on the property deed on June 15, 2022, requiring a VIMS be installed, operated, and

VAPOR INTRUSION SAMPLING ACTIVITIES

August Mack mobilized to the Site on September 6, 2024, to initiate VI sampling. Sampling locations are provided in **Figure 2**.

Pre-Sampling Activities

Prior to conducting the paired SGss and IA sampling event, the passive VIMS was shut off on July 25, 2024 (43 days of equilibration). The VIMS system was shut off by deactivating the Whirlybird ventilators on the roof with vent covers.

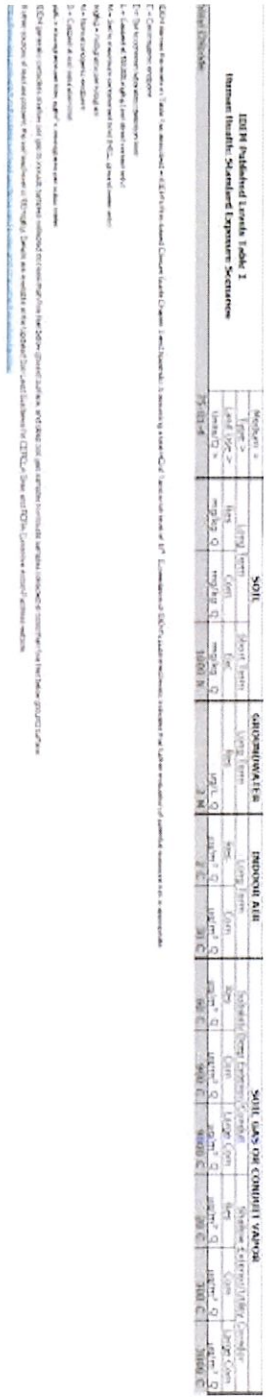
On the day of sampling, August Mack personnel conducted a pre-sampling walkthrough of the building to document building characteristics and potential indoor contaminant

sources. Additionally, an Indoor Air Building Survey Checklist was completed for the building with assistance from the building manager. A copy of the Indoor Air Building Survey Checklist is provided in **Attachment A**.

Compounds	Sample Results ug/m³	Reporting Limit ug/m³	Flag
Chloroform	< 0.83	0.83	
Chloromethane	< 20.6	20.6	
cis-1,2-Dichloroethene	**451**	198	2
cis-1,3-Dichloropropene	< 4.54	4.54	
Cyclohexane	< 5510	5510	
Dibromochloromethane	< 0.85	0.85	
Dichlorodifluoromethane	< 49.5	49.5	
Ethyl Acetate	< 54.1	54.1	
Ethylbenzene	< 8.68	8.68	
Hexachloro-1,3-butadiene	< 1.07	1.07	
Isooctane	< 467	467	
m,p-Xylene	< 43.4	43.4	
Methylene Chloride	< 41.7	41.7	
Methyl-tert-butyl ether	< 36.1	36.1	
N-Heptane	< 410	410	
N-Hexane	< 176	176	
Naphthalene	< 0.524	0.524	
o-Xylene	< 43.4	43.4	
Propylene	< 172	172	
Styrene	< 426	426	
Tetrachloroethene	< 3.19	3.19	
Tetrahydrofuran	< 295	295	
Toluene	< 3770	3770	
trans-1,2-Dichloroethene	< 39.6	39.6	
trans-1,3-Dichloropropene	< 4.54	4.54	
Trichloroethene	**224**	10.7	2
Trichlorofluoromethane	< 562	562	
Vinyl Acetate	< 176	176	
Vinyl Bromide	< 0.44	0.44	
Vinyl Chloride	**489**	12.8	2
4-bromofluorobenzene (surrogate)	99%		
Analysis Date/Time:	9-12-24/00:00		
Analyst Initials	lg		

[Exhibit I]: Indiana Department of Environmental Management Risk-Based Closure Table, Published Levels Table 1 (January 2025)

A link to this spreadsheet can be found at
https://www.in.gov/idem/cleanups/resources/technical-guidance-for-cleanups/idem-screening-and-closure-level-tables/



[Exhibit J]: Indianapolis Office of Sustainability Knozone Action Day Alert, June 4, 2026

Gmail

RELEASE: Knozone Action Day Called for Thursday Due to High Ground-Level Ozone, 'Unhealthy for Sensitive Groups'

1 message

Indianapolis Office of Sustainability <SustainIndy@email.indy.gov> Thu, Jun 4, 2026 at 9:32 AM
Reply-To: Indianapolis Office of Sustainability <reply-OV5UO2QO4USEXJD2VS63YN5HUU.100215@email.indy.gov>

To view this email as a web page, go here.

INDIANAPOLIS
OFFICE OF SUSTAINABILITY

KNOZONE ACTION DAY

FOR IMMEDIATE RELEASE
June 4, 2026

Knozone Action Day Called for Thursday Due to High Ground-Level Ozone, 'Unhealthy for Sensitive Groups'

People in Central Indiana with asthma, COPD, and many other diagnoses should avoid time spent outdoors Thursday, June 4 due to high ground-level ozone forecast

INDIANAPOLIS—The Indianapolis Office of Sustainability is issuing a Knozone Action Day for sensitive groups (orange on the Air Quality Index, included below) for Thursday, June 4. Overnight pollutant build-up, light southwest winds, and sunny skies make conditions suitable for ozone development. **Sensitive groups should remain indoors on Thursday as much as possible**. This is the first Knozone Action Day declared in 2026.

Unhealthy air quality impacts **public health and environmental injustice** as vulnerable groups including children, older adults, pregnant people, outdoor laborers, and anyone suffering from asthma, COPD, emphysema, heart disease, or other conditions are at greater risk. Nearly 1 in 5 Marion County community members is at greater risk for severe symptoms due to unhealthy air quality.

Community members can **sign up for text or email alerts** at smogwatch.in.gov to be notified of unhealthy air days early. Knozone.com and the EPA's AirNow website and mobile app are other great resources for monitoring local air. Community members can also follow @SustainIndy on Facebook, X, and Instagram for reminders about Knozone Action Days.

To protect residents and local air quality, the Office of Sustainability issues Knozone Action Days when

levels of certain pollutants rise above acceptable thresholds. **During Knozone Action Days, the air quality may become unhealthy for sensitive individuals due to increased ground-level ozone and/or fine particles—two of the most common pollutants in the United States.**

While the ozone layer high in the atmosphere helps protect us from the sun's rays, **ozone** down where we breathe is dangerous for public health. Ground-level ozone is created when a chemical reaction occurs between sunlight and hydrocarbons from emission sources common in urban areas, like gas-powered vehicles and lawn mowers. **Fine particulate matter** (or PM2.5) refers to microscopic particles in the air, including dust and smoke, that we can inhale into our lungs and cause damage. This can even be caused by wildfires or dust clouds blowing from thousands of miles away.

Every day, and especially on Knozone Action Days, residents are encouraged to reduce their contribution to **ground-level ozone** through these simple actions:

- Avoid vehicle idling, including when in drive-thru lanes or picking up carry-out
- Drive less: use active forms of transportation like walking or biking (utilizing Pacers Bikeshare's IndyRides Free pass!)
- Utilize public transportation or carpool with services such as IndyGo or Commuter Connect
- Wait to refuel and use gas-powered lawn equipment until temperatures are cooler
- Combine errands to reduce number of trips
- Conserve energy by turning off lights or setting the air conditioner to 75 degrees or above
- Delay use of garden, household, and workshop chemicals until air has returned to healthy levels

For more information on how to help improve Central Indiana's air quality, visit knozone.com/action-days.

###

Air Quality Index (AQI) Values	Levels of Health Concern	Colors
When the AQI is in this range:	*...air quality conditions are:*	*...as symbolized by this color:*
0 to 50	Good	Green
51 to 100	Moderate	Yellow
101 to 150	Unhealthy for Sensitive Groups	Orange
151 to 200	Unhealthy	Red
201 to 300	Very Unhealthy	Purple
301 to 500	Hazardous	Maroon

MEDIA CONTACT:
Mads Gullion she/her
Community Engagement Manager | Indianapolis Office of Sustainability
mads.gullion@indy.gov
317-680-6734

Facebook Twitter Instagram YouTube

KNOZONE.COM

This email was sent by: Dept. of Public Works
200 E. Washington Street Indianapolis, IN 46204 USA

We respect your right to privacy - view our policy

Manage Subscriptions | Update Profile | Unsubscribe

[Exhibit K]: IDEM Confirmation of Incident ID 123837 Referral, May 26, 2026

Megan Lapa May 26, 2026, 1:13 PM (9 days ago)

To the IDEM Complaint Coordinator, I am writing to formally submit supplemental information and critical geographic updates regarding active in

INFO May 26, 2026, 1:22 PM (9 days ago)

to me

Received.

This data as well as the complaint was sent to IDEM's Air Compliance and our Voluntary Remediation Program.

Sincerely,

Indiana Department of Environmental Management

Karla Frownfelter
Complaint and Information Coordinator
• (317) 232-4464 • kfrownfe@idem.IN.gov

Protecting Hoosiers and Our Environment

www.idem.IN.gov

[Exhibit L]: Replacement Environmental Restrictive Covenant, Block A (305 Fintail Drive); pages 1-5.

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR
Mar 20 2025 AM 09:54
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
E-030444176 ES

A202500022345

03/21/2025 07:01 AM
FAITH KIMBROUGH
MARION COUNTY IN RECORDER
FEE: $ 35.00
PAGES: 70
By: ER

Environmental Restrictive Covenant

THIS ENVIRONMENTAL RESTRICTIVE COVENANT is made this 17th day of March, 2025, by Thunderbird CC Land Partners, LLC ("Owner").

WHEREAS: Owner is the fee owner of certain real estate in the County of Marion, Indiana, which is located at 305 (Block A), 405 (Block B), and 429 (Lot 2) Fintail Drive in Indianapolis and more particularly described in the attached **Exhibit "A"** ("Real Estate"), which is hereby incorporated and made a part hereof. The Real Estate was acquired by deed on August 17, 2022, and recorded on August 24, 2022, as Deed Record A202200095455, in the Office of the Recorder of Marion County, Indiana. The Real Estate consists of approximately 109.987 acres and is identified by the State by parcel identification numbers 49-10-11-115-003.001-770, 49-10-11-115-003.002-770, 49-10-11-115-002.000-770, and 49-10-11-115-003.003-770. The Real Estate to which this Covenant applies is depicted on a map attached hereto as **Exhibit "B"**.

WHEREAS: A Comfort Letter and Reasonable Steps Update Letter, copies of which are attached hereto as **Exhibit "C"**, was prepared and issued by the Indiana Department of Environmental Management ("the Department" or "IDEM") pursuant to the Indiana Brownfields Program's ("Program") recommendation to address the redevelopment potential of the Real Estate which is a portion of a brownfield site resulting from a release of hazardous substances and petroleum contamination relating to historical operations on the Real Estate, Program site number BFD #4201211 and a portion of IDEM Voluntary Remediation Program ("VRP") site #6141107. The Department subsequently issued a Reasonable Steps Update Letter which is also attached hereto as part of **Exhibit "C"** that reviewed additional environmental investigation conducted on the Real Estate and recommended additional land use restrictions.

WHEREAS: The Comfort Letter and Reasonable Steps Update Letter, as approved by the Department, provide that certain contaminants of concern ("COCs") remain in soil, groundwater, and/or soil gas on the Real Estate following remediation activities but will not pose an unacceptable risk to human health at the detected concentrations provided that the land use restrictions contained herein are implemented and maintained to ensure the protection of public health, safety, or welfare, and the environment. The COCs in soil, groundwater, and/or soil gas are 1,4-dioxane, trichloroethene ("TCE"), tetrachloroethene ("PCE"), 1,1,1 trichloroethane (1,1,1 TCA), 1,1,2-trichloroethane ("1,1,2-TCA"), 1,1-dichloroethane ("1,1-DCA"), 1,1-dichloroethene ("1,1-DCE"), 1,2-dichloroethene ("1,2-DCE"), cis-1,2-dichloroethene ("cis-1,2-DCE"), ethylbenzene, xylenes, chloroform, 1,2,4 trimethylbenzene ("1,2,4 TMB"), 1,3,5 trimethylbenzene ("1,3,5 TMB"), vinyl chloride, dibenz(a,h)anthracene, benzo(a)pyrene, benz(a)anthracene, benzo(b)fluoranthene, indeno(1,2,3-cd)pyrene, arsenic, cadmium, thallium, and/or lead on and/or in the immediate vicinity of the Real Estate.

Marion County Assessor
Mar 18 2025
Received ES

WHEREAS: Soil, groundwater, and/or soil gas, on the Real Estate (and the larger facility of which the Real Estate was formerly part) were sampled under the direction of the Department's VRP for volatile organic compounds ("VOCs"), semi-volatile organic compounds ("SVOCs"), Resource, Conservation and Recovery Act ("RCRA") metals plus antimony, beryllium, copper, nickel, selenium, thallium, zinc, and/or cyanide, pesticides, herbicides, and/or polychlorinated biphenyls ("PCBs"). Analytical results indicate that a number of COCs remain in soil, soil gas, and/or groundwater on the Real Estate above published levels established by IDEM in the *Risk-based Closure Guide* ("R2") (July 8, 2022, and applicable revisions). Of the COCs remaining on the Real Estate, arsenic, thallium, benzo(a)pyrene, benz(a)anthracene, benzo(b)fluoranthene, indeno(1,2,3 cd)pyrene, dibenz(a,h)anthracene, cadmium, and lead remain in soil; 1,4-dioxane, TCE, PCE, 1,1,1-TCA, 1,1,2-TCA, 1,1-DCA, 1,1-DCE, 1,2-DCA, cis-1,2-DCE, 1,2,4 TMB, 1,3,5 TMB, chloroform, xylene, and vinyl chloride remain in groundwater; and chloroform, ethylbenzene, 1,1 DCA, 1,1 DCE, 1,2,4 TMB, 1,3,5 TMB, PCE, TCE, xylenes, and vinyl chloride remain in exterior soil gas. Soil, groundwater, and soil gas analytical results above applicable R2 published levels are summarized on Tables 1, 2, 3, 4, 5, and 6 attached hereto as **Exhibit "D"**. A site map, attached hereto as **Exhibit "E"**, depicts sample locations on the Real Estate at which the COCs were detected in soil, groundwater, and/or soil gas above applicable R2 published levels.

WHEREAS: The Real Estate was subject to an environmental restrictive covenant ("Original ERC") recorded on July 21, 2022, as Instrument Number A202200081640, in conjunction with issuance of a Certificate of Completion and Covenant Not to Sue issued by the Department's Voluntary Remediation Program ("VRP") for project #6141107. The Original ERC established certain restrictions and/or obligations on the Real Estate and its future use to ensure the protection of public health, safety or welfare and the environment due to the presence of chlorinated volatile organic compound ("cVOC") contamination in soil, groundwater, and soil gas relating to the historical operations on or in the vicinity of the Real Estate (a portion of VRP Site #6141107).

WHEREAS: Since recording of the Original ERC, ownership of the Real Estate has changed, an additional environmental investigation was conducted, and IDEM's guidance was updated. Conditions on the Real Estate have changed since recording of the Original ERC in conjunction with redevelopment activities that have included the removal of a concrete building slab and parking pavement areas, removal of all previously-existing structures and monitoring wells, construction of a new asphalt drive, and construction of at least one new stormwater pond. Therefore, the Program concluded that the Original ERC's applicability to the Real Estate could be terminated through a Termination of ERC (recently recorded) and that this Covenant ("Replacement ERC"), with revised land use restrictions that better reflect current site conditions, should be recorded on the deed for the Real Estate to ensure the protection of public health, safety or welfare and the environment.

WHEREAS: Environmental reports and other documents related to the Real Estate are hereby incorporated by reference and may be examined at the Public File Room of the Department, which is located in the Indiana Government Center North at 100 N. Senate Avenue, 12th Floor East, Indianapolis, Indiana. The documents may also be viewed

electronically by searching the Department's Virtual File Cabinet on the Web at: https://www.in.gov/idem/legal/public-records/virtual-file-cabinet/.

NOW THEREFORE, Thunderbird CC Land Partners, LLC subjects the Real Estate to the following restrictions and provisions, which shall be binding on Thunderbird CC Land Partners, LLC and all future owners:

I. RESTRICTIONS

1. Restrictions. The Owner and all future owners:

   (a) Shall not use or allow the use of the Real Estate for residential purposes, including, but not limited to, daily childcare facilities or educational facilities for children (e.g., daycare centers or K-12 schools).

   (b) Shall not use the Real Estate for any agricultural use.

   (c) Shall neither engage in nor allow drilling or excavation of soil on the Real Estate that does not comply with the Department-approved soil management plan ("SMP") (VFC Document #83326683 pages 1 to 17), any Department-approved revision thereto, or any other work plan subsequently approved by the Department. Any proposed work plan outside the scope of the SMP must be submitted to the Department for approval at least sixty (60) days prior to beginning work. Any removal, excavation or disturbance of soil from the Real Estate must be conducted in accordance with a Department-approved SMP including all applicable requirements of IOSHA/OSHA and any soil that is removed, excavated or disturbed on the Real Estate must be managed and disposed of in accordance with all applicable federal and state laws and regulations.

   (d) (i) Shall not occupy any commercial/industrial building(s) constructed on the Real Estate without first completing, or allowing a third party to complete, one of the following: Option 1) Evaluate and determine through a Program-approved sampling plan, the presence or absence of the intrusion of contaminated vapor into indoor air ("vapor intrusion") in any newly-constructed human-occupied commercial/industrial building(s) on the Real Estate; or, Option 2) Install, operate and maintain a vapor mitigation system (or other Department-approved remedy) (in accordance with U.S. EPA *Brownfield Technology Primer Vapor Intrusion Considerations for Redevelopment* (EPA 542-R-08-001) (March 2008) and the IDEM R2 within any newly-constructed commercial/industrial building(s) on the Real Estate, unless the Department concurs that a vapor mitigation system(s) is no longer necessary based upon achievement of the applicable IDEM R2 commercial subslab published levels ("CSSPLs") and/or commercial indoor air published levels ("CIAPLs"), based upon commercial/industrial use of the Real Estate or site-specific remediation objectives approved by the Department.

(ii) If Option 2 is selected from (d)(i) above, a detailed work plan must be submitted and approved by the Program outlining activities to be completed to evaluate vapor intrusion risk and to determine the effectiveness of any operating vapor mitigation system(s) (or other Department-approved remedy) after occupancy using an operation, maintenance, and monitoring ("OM&M") plan approved by the Program. Following Program approval, operate and maintain, or allow a third party to operate and maintain, the vapor mitigation system(s) (or other Department-approved remedy) for the purpose of mitigating the COCs potentially impacting indoor air in any human-occupied newly-constructed commercial/industrial building(s) on the Real Estate per the IDEM R2 until the Department a) concurs that a vapor mitigation system(s) (or other Department-approved remedy) is no longer necessary based upon demonstrated achievement under an Program-approved sampling work plan of the applicable IDEM R2 CSSPLs and/or CIAPLs and/or site-specific remediation objectives approved by the Department; and, b) makes a determination regarding acceptable risk under Paragraph No. 9 of this Covenant. The Department's determination in concert with Paragraph No. 9 shall not be unreasonably withheld.

(e) The restriction listed in (d) shall apply to any new construction, reconfiguration of and/or any addition to any human-occupied commercial/industrial building constructed on the Real Estate after the effective date of this Covenant.

(f) If a vapor mitigation system (or other Department-approved remedy) existing in a building on the Real Estate is removed for any reason (e.g., building expansion or system replacement), the restriction above in (d) shall apply prior to installation of any replacement mitigation system in an existing building, reconfiguration thereof, or any addition thereto. If an existing building on the Real Estate with a vapor mitigation system (or other Department-approved remedy) is demolished, the restriction above in (d) shall apply to any new construction within the footprint of the demolished building. No replacement vapor mitigation system or other Department-approved remedy shall be installed in an existing building, the reconfiguration of or addition to an existing building, or new construction on an existing building footprint after demolition of an existing building, without following the restriction above in (d).

(g) If a vapor intrusion mitigation system (or other Department-approved remedy) in a building on the Real Estate malfunctions or ceases operation, the Department shall afford the Owner a reasonable opportunity to repair or replace the vapor intrusion mitigation system (or other Department-approved remedy) prior to the Department exercising whatever rights it may have under Paragraph No. 8. Under a system replacement scenario, the Owner shall refer to subparagraph (d), above.

(h) Shall not use or allow the use or extraction of groundwater at the Real Estate for any purpose, including, but not limited to, human or animal consumption, gardening, industrial processes, or agriculture, without prior Department

approval, except that groundwater may be extracted in conjunction with environmental investigation and/or remediation activities.

(i) Shall install a minimum 2-foot clean (constituents not exceeding R2 residential published levels) soil and vegetative barrier in areas not covered by buildings, parking lots, or sidewalks and maintain its/their integrity. Buildings, parking lots sidewalks, and soil capped areas will serve as a protective barrier to prevent direct contact with the underlying soil and eliminate infiltration of precipitation that could impact migration of light non-aqueous phase liquid ("LNAPL") and/or dense non-aqueous phase liquid ("DNAPL") in the subsurface. The barrier(s) may be disturbed during redevelopment, subsequent construction, or maintenance activities if barrier-disturbance activities follow the approved SMP (and any Department-approved revisions) or workplans otherwise approved by the Department and are replaced by a barrier(s) that will provide equal or better protection.

(j) Shall seal sewers newly-constructed on the Real Estate per industry standards in order to not cause a new release, exacerbate existing contamination or facilitate groundwater contaminant migration.

(k) Shall comply with all regulations applicable to stormwater management on the Real Estate.

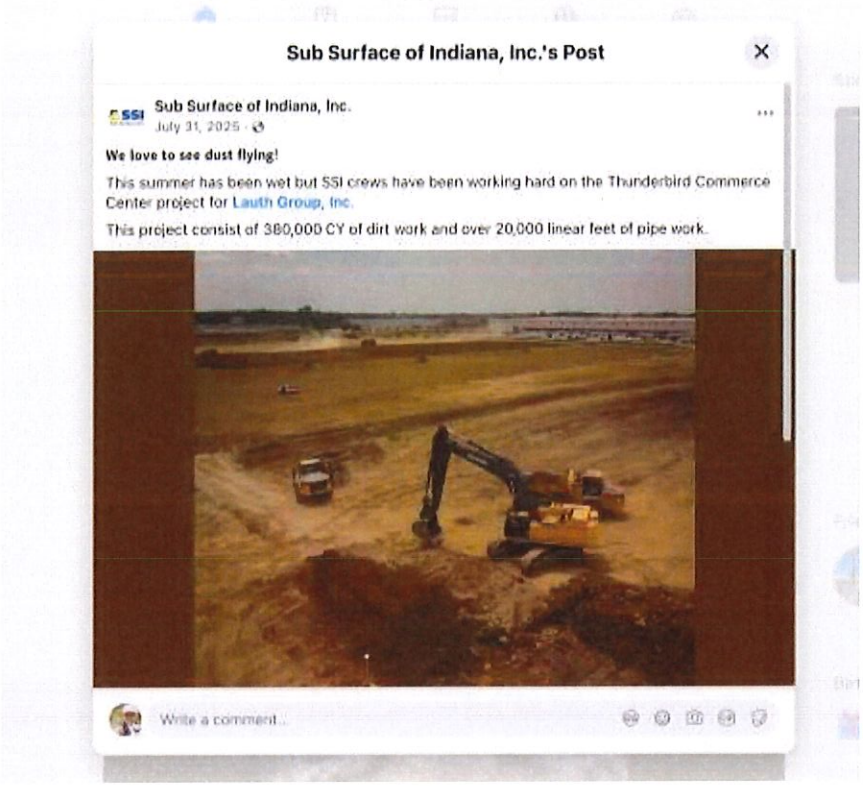
II. GENERAL PROVISIONS

2. Restrictions to Run with the Land. The restrictions and other requirements described in this Covenant shall run with the land and be binding upon and inure to the benefit of the Owner of the Real Estate and the Owner's successors, assignees, heirs and lessees or their authorized agents, employees, contractors, representatives, agents, lessees, licensees, invitees, guests, or persons acting under their direction or control ("Related Parties") and shall continue as a servitude running in perpetuity with the Real Estate. No transfer, mortgage, lease, license, easement, or other conveyance of any interest in all or any part of the Real Estate by any person shall limit the restrictions set forth herein. This Covenant is imposed upon the entire Real Estate unless expressly stated as applicable only to a specific portion thereof.

3. Binding upon Future Owners. By taking title to an interest in or occupancy of the Real Estate, any subsequent owner or Related Party agrees to comply with all of the restrictions set forth in paragraph 1 above and with all other terms of this Covenant.

4. Access for Department. The Owner shall grant to the Department and its designated representatives the right to enter upon the Real Estate at reasonable times for the purpose of determining whether the land use restrictions set forth in paragraph 1 above are being properly maintained (and operated, if applicable) in

[Exhibit M]: Sub Surface of Indiana, Inc. Social Media Post, July 31, 2025 (https://www.facebook.com/share/p/18vX2wJ5ak/) and Lauth Group, Inc. Social Media Reshare, August 5, 2025 (https://www.facebook.com/share/p/1bYNcdhBP6/)



Lauth Group, Inc.'s Post

Lauth Group, Inc.
August 1, 2025

Thunderbird Commerce Center construction update

Titles are generated by AI from Meta

👀 We love to see dirt moving! Check out this cool view of Thunderbird Commerce Center from our partners Sub Surface of Indiana, Inc.



Sub Surface of Indiana, Inc
July 31, 2025

We love to see dust flying!

This summer has been wet but SSI crews have been working hard on the Thunderbird Commerce Center project for Lauth Group, Inc.

This project consist of 380,000 CY of dirt work and over 20,000 linear feet of pipe work.

1

1 comment

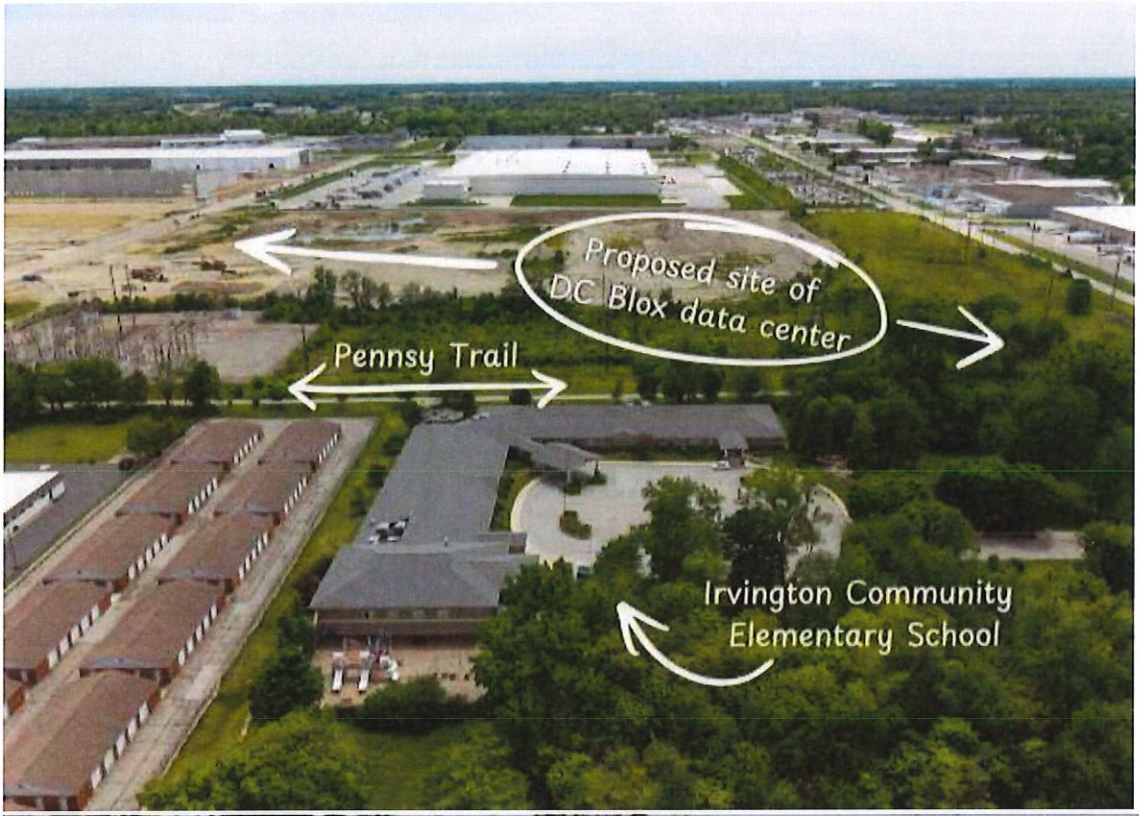
Like Comment

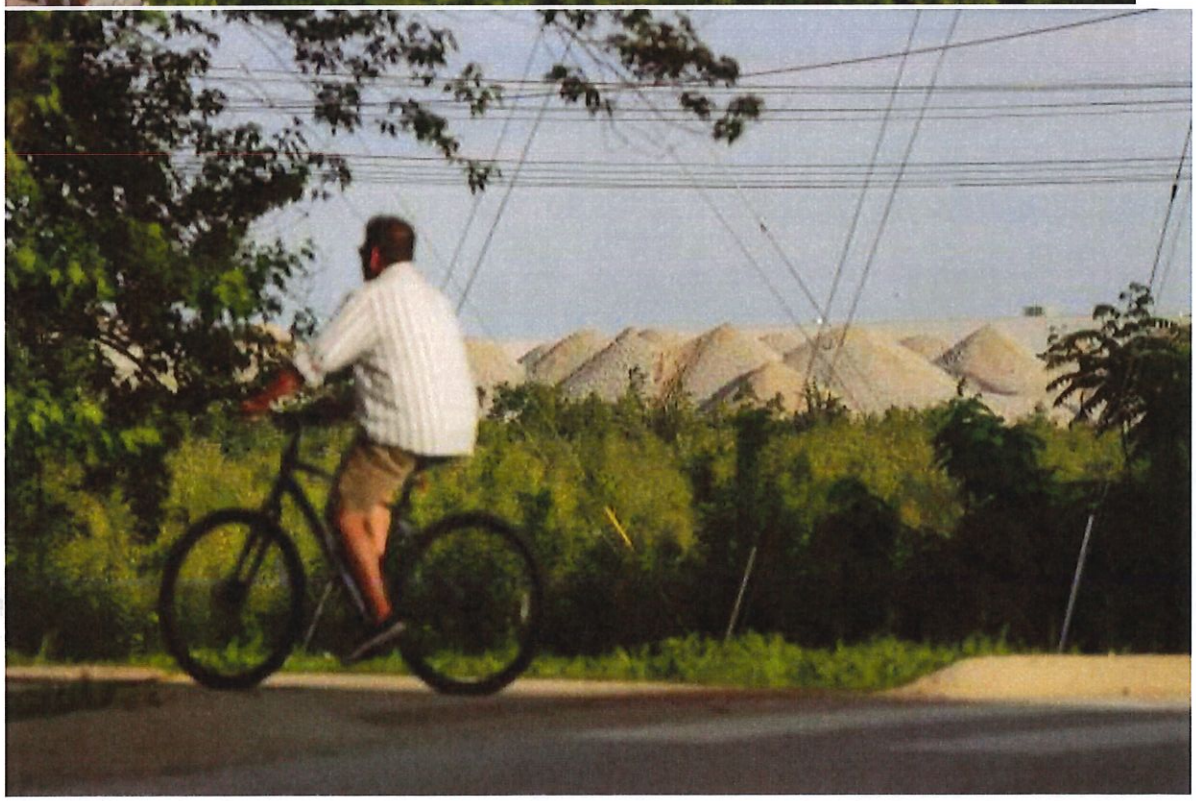
[Exhibit N]:

IndyStar Aerial Drone Photographs, April 2026 - https://www.indystar.com/picture-gallery/news/local/2026/04/27/see-photos-of-a-proposed-dc-blox-data-center-campus/89774561007/



Mirror Indy Aerial and Ground-Level Photographs, June 1, 2026. https://mirrorindy.org/dc-blox-data-center-east-indianapolis-irvington-pennsy-trail-michael-paul-hart-andy-nielsen/


Proposed site of
DC Blox data center
Pennsy Trail
Irvington Community
Elementary School



DMD Staff Aerial Photography, Replat Petition Case 2026-PLT-016

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBITS

2026PLT016: Aerial Images



Photos included in the Residential Property Value Impact report, commissioned by DC Blox



Interior of Proposed Project Site



View West from Fintail Drive

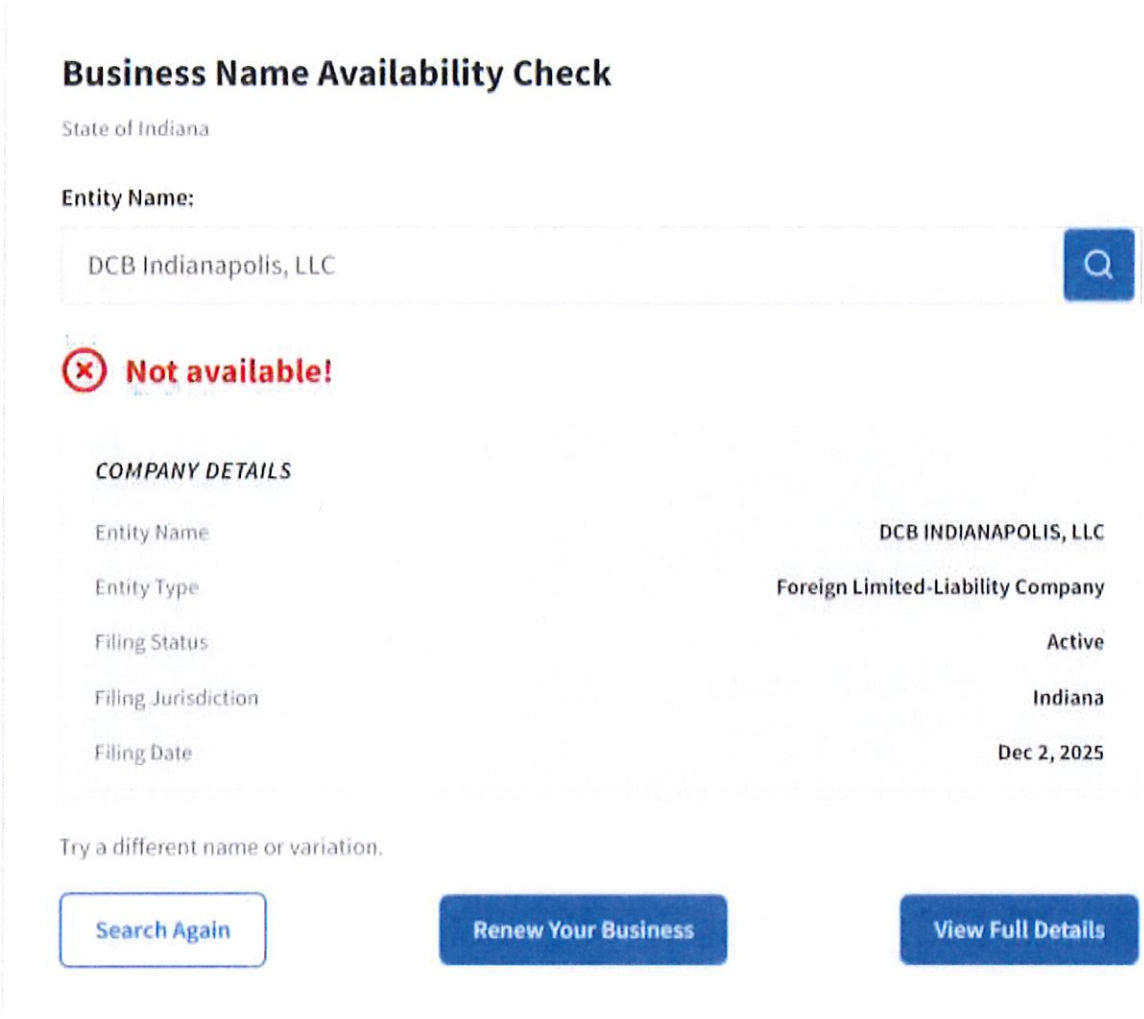


Proposed Project Site along Fintail Drive



Interior of Proposed Project Site

[Exhibit O]: Corporate Formation Records, DCB Indianapolis, LLC



Business Name Availability Check

State of Indiana

Entity Name:

DCB Indianapolis, LLC

Not available!

COMPANY DETAILS

Entity Name	DCB INDIANAPOLIS, LLC
Entity Type	Foreign Limited-Liability Company
Filing Status	Active
Filing Jurisdiction	Indiana
Filing Date	Dec 2, 2025

Try a different name or variation.

Search Again | Renew Your Business | View Full Details

icis.corp.delaware.gov/eCorp/EntitySearchNameSearch.aspx

Allowable Characters

HOME

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number:	10417461	Incorporation Date / Formation Date:	11/25/2025 (mm/dd/yyyy)
Entity Name:	DCB INDIANAPOLIS, LLC		
Entity Kind:	Limited Liability Company	Entity Type:	General
Residency:	Domestic	State:	DELAWARE

REGISTERED AGENT INFORMATION

Name:	THE CORPORATION TRUST COMPANY		
Address:	CORPORATION TRUST CENTER 1209 ORANGE ST		
City:	WILMINGTON	County:	New Castle
State:	DE	Postal Code:	19801
Phone:	302-658-7581		

Additional information is available for a fee. You can retrieve Status for a fee of $10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of $20.00.

Would you like ◉ Status ○ Status, Tax & History Information

Submit

ecorp.sos.ga.gov/BusinessSearch

GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

HOME

BUSINESS SEARCH RESULTS

Business Name	Control Number	Business Type	Principal Office Address	Registered / Designated Agent Name	Status
DC Blox Atlanta East Condominium Association, Inc.	25123474	Domestic Nonprofit Corporation	1040 Crown Pointe Parkway, Suite 800, Atlanta, GA, 30338, USA	C T Corporation System	Active/Compliance
DC BLOX INC.	14011746	Domestic Profit Corporation	1040 Crown Pointe Parkway, Suite 560, Atlanta, GA, 30338, USA	Corporation Service Company	Converted
DC BLOX Parent, LLC	24169302	Foreign Limited Liability Company	c/o DC Blox Inc., 1040 Crown Pointe Parkway, Suite 560, Atlanta, GA, 30338, USA	C T Corporation System	Active/Compliance
DC BLOX, LLC	24180231	Foreign Limited Liability Company	1040 CROWN POINTE PARKWAY, SUITE 560, ATLANTA, GA, 30338, USA	C T Corporation System	Active/Compliance
DC BLOX INC	14011746				

Page 1 of 1, records 1 to 5 of 5

[Exhibit P]: written Q&A responses distributed following the May 21, 2026 community meeting

Spoils may be used to construct berms. DC BLOX will also fulfill the requirement in the updated Environmental Restrictive Covenant that a minimum of 2-feet of clean soil and vegetative barrier be installed in areas not covered by buildings, parking lots or sidewalks.

18. Can DC BLOX share its generator testing schedule?

    DC BLOX can coordinate generator testing schedules with nearby stakeholders such as neighbors and the Irvington school.

19. Does DEF go in generators?

    No, DEF does not go in the Caterpillar generators that will be used onsite.

20. Provide YouTube link of the video of the Titusville resident speaking about DC BLOX.

    Link to the video: https://youtu.be/g6umyGE8Xol
    Birmingham City Council (Birmingham, AL) Regular Meeting on Tuesday, April 28, 2026. Mr. Keith Williams speaks at 2:00:15 in the video.

21. How do we overlap with the guardrails currently proposed

    While DC BLOX is not subject to the proposed Indianapolis guardrails, DC BLOX has made amendments to its commitments to closely align with the guardrails.

22. What are health concerns with glycol used in the closed-loop cooling system?

    Propylene glycol is generally considered safe (GRAS) by the FDA for use in food, medicines, and cosmetics, and it is not classified as a carcinogen. It is widely used to maintain moisture and act as a solvent.

23. How much power does Jefferson County, AL use?

    1,325 MW of power is used in Jefferson County, AL (according to Google Gemini)
    30,966 MW of power is used in Alabama (according to Google Gemini)

24. Will the generators be on the vibration-isolation springs?

    Yes, all generators will be on vibration-isolation springs.

25. Please make the presentation slides available.

Blackham, Kathleen

From:	Megan Lapa <mlapa08@gmail.com>
Sent:	Tuesday, May 12, 2026 5:45 PM
To:	PlannerOnCall
Cc:	Blackham, Kathleen
Subject:	Supplemental Evidence Submission - Case Nos. 2026-CVR-815 & 2026-CPL-815 (305 Fintail Drive)
Attachments:	Supplemental evidence - 305 Fintail_DCBlox.pdf

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Dear Planner on Call,

I am a District 14 resident who submitted a formal remonstrance for Case Nos. 2026-CVR-815 & 2026-CPL-815 (305 Fintail Drive) - which was submitted yesterday May 11, 2026. I'm writing to submit supplemental evidence for inclusion in the official case file ahead of the June 11, 2026 hearing.

Attached is a single PDF containing my supplemental cover letter and five exhibits:

- Exhibit A – DC BLOX Press Release, May 1, 2026
- Exhibit B – Environmental Summary, Langan Engineering / Plews Shadley Racher & Braun LLP, April 14, 2026
- Exhibit C – Screenshots documenting restricted document availability
- Exhibit D – Documentation of Councilor Hart's procedural conduct pattern
- Exhibit E – DC BLOX Written Q&A Responses, April 27, 2026

I respectfully request confirmation that this submission has been received and will be added to the official case file for Case Nos. 2026-CVR-815 and 2026-CPL-815.

Thank you for your time.

Megan Lapa - District 14
(708)932-5014

Blackham, Kathleen

From: PlannerOnCall
Sent: Wednesday, May 13, 2026 2:12 PM
To: Blackham, Kathleen
Subject: Fw: Supplemental Evidence Submission - Case Nos. 2026-CVR-815 & 2026-CPL-815 (305 Fintail Drive)

I believe this is yours

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner | Land Use Petitions Forms & Fees
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Megan Lapa <mlapa08@gmail.com>
Sent: Wednesday, May 13, 2026 9:36 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Cc: Blackham, Kathleen <Kathleen.Blackham@indy.gov>
Subject: Re: Supplemental Evidence Submission - Case Nos. 2026-CVR-815 & 2026-CPL-815 (305 Fintail Drive)

Good morning -

I wanted to provide the corresponding links to each of the exhibits included in the PDF, and to make a correction under the first bullet in section 3.

The first bullet of section 3 should read the following - the correction is in bold:

- The updated June 11, 2026 hearing date appears to have first been publicly communicated through Hart's newsletter and was reported by the Weekly View on May 7. **In his newsletter, Hart acknowledged hearing about a continuance but shared the original hearing date twice in that same communication, and has not subsequently provided the corrected date or directed residents to where updated hearing information can be found - leaving residents without a reliable independent source for basic procedural information about the case.**

To be clear: DC Blox has updated the date on the Indianapolis project page to the accurate date of June 11th, which I had inaccurately represented in the supplemental evidence PDF that I shared yesterday.

Corresponding Links to Each Provided Exhibit:

Exhibit A –

- DC BLOX Press Release: https://327e67ad-0445-4f4f-9e96-c653cd15316d.usrfiles.com/ugd/327e67_c53223c3ded8450f83eaed62de5b881a.pdf

Exhibit B –

- Environmental Summary: https://327e67ad-0445-4f4f-9e96-c653cd15316d.usrfiles.com/ugd/327e67_bb7146a9a11844e6a5a94166868b4cbb.pdf
- Exhibit C – DC BLOX Indianapolis project page: https://www.dcblox.com/indianapolisdatacenter/
- DC BLOX corporate press archive: https://www.dcblox.com/news-events/press-releases/
- Councilor Hart newsletter links to hosted PDF for the press release: https://www.michaelpaulhart.com/post/the-sunday-post-may-3-2026-washington-square-data-center-updates-spring-fiscal-and-the-pennsy
- Councilor Hart newsletter links to hosted PDF for the environmental report: https://www.michaelpaulhart.com/post/the-sunday-post-april-26-2026-datacenter-updates-washington-square-lowell-little-league-and-c

Exhibit D –

- Councilor Hart May 10, 2026 newsletter (Proposal No. 158 characterization): https://www.michaelpaulhart.com/post/the-sunday-post-may-10-2026-data-center-moratorium-washington-square-mall-dc-blox-questions
- Hart April 26, 2026 newsletter (Atlanta tour disclosure): https://www.michaelpaulhart.com/post/the-sunday-post-april-26-2026-datacenter-updates-washington-square-lowell-little-league-and-c
- WRTV report dated May 8, 2026 (Atlanta tour confirmation): https://www.wrtv.com/news/wrtv-investigates/indianapolis-city-county-councilor-to-tour-data-center-development-in-atlanta

Exhibit E –

- DC BLOX Written Q&A Responses: https://16993a89-4eae-4049-a828-eb7210166f4e.usrfiles.com/ugd/16993a_85d71b7c641943e1ab667caa08aa0b8b.pdf?fbclid=IwY2xjawRkZVZleHRuA2FlbQIxMABicmlkETFQRmFoSkVkV3FjYkRYdmtxc3J0YwZhcHBfaWQQMjIyMDM5MTc4ODIwMDg5MgABHiIlDtu-Kqf-H7jfjibZ2Vt-yl_cF6gmS1pfwT3sKsDOpkDO4DIGaf67-_6K_aem_d8WFwhNdDBdeTAHFGZuvTw

Thanks again for your time,

Megan

On Tue, May 12, 2026 at 5:44 PM Megan Lapa <mlapa08@gmail.com> wrote:

> Dear Planner on Call,
>
> I am a District 14 resident who submitted a formal remonstrance for Case Nos. 2026-CVR-815 & 2026-CPL-815 (305 Fintail Drive) - which was submitted yesterday May 11, 2026. I'm writing to submit

supplemental evidence for inclusion in the official case file ahead of the June 11, 2026 hearing.

Attached is a single PDF containing my supplemental cover letter and five exhibits:

- Exhibit A – DC BLOX Press Release, May 1, 2026
- Exhibit B – Environmental Summary, Langan Engineering / Plews Shadley Racher & Braun LLP, April 14, 2026
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I respectfully request confirmation that this submission has been received and will be added to the official case file for Case Nos. 2026-CVR-815 and 2026-CPL-815.

Thank you for your time.

Megan Lapa - District 14
(708)932-5014

SUPPLEMENTAL EVIDENCE IN SUPPORT OF REMONSTRANCE

Case Nos. 2026-CVR-815 & 2026-CPL-815

305 Fintail Drive, Indianapolis, Indiana 46219

To the Department of Metropolitan Development:

I am the remonstrant who submitted a formal remonstrance in the above-referenced matter on May 12, 2026. I am writing to submit supplemental evidence that came to my attention after my initial filing. I respectfully request that this supplemental submission and its attached exhibits be added to the official case file and considered as part of the staff recommendation for the June 11, 2026 hearing.

The supplemental evidence consists of three exhibits, each of which corroborates, extends, or adds new dimension to the concerns raised in my original remonstrance. Notably, all three items were only discoverable through links embedded in images in District 20 Councilor Michael-Paul Hart's personal weekly newsletter. Neither document appears on DC BLOX's dedicated Indianapolis project website, and independent web searches for either document return no results. The implications of this distribution method are addressed below and in Exhibit C.

Exhibit A: DC BLOX Press Release, May 1, 2026

Four days after the April 27, 2026 community forum, DC BLOX issued an official press release through its PR firm (JSA for DC BLOX) titled "DC BLOX Shares Project Details and Community Commitments at Indianapolis Forum." The press release contains the following statement:

> *"The proposed development is located on land zoned I-3 Heavy Industrial and is part of the former Ford/Visteon property, a brownfield redevelopment site that has long been associated with heavy industrial use."*

This statement is factually incorrect. The property is zoned I-3 Medium Industrial - not Heavy Industrial. This is confirmed by DC BLOX's own public hearing notice, which identifies the zoning classification as I-3 Medium Industrial and explicitly acknowledges that a data center is "not permitted" under it, necessitating the variance currently under review.

This press release is significant for three reasons. First, it demonstrates that the zoning mischaracterization documented in my original remonstrance - which traced the error through prepared slides by Lauth Group and oral statements at the forum - was not an isolated or inadvertent error. It was repeated in a formally prepared and publicly issued corporate document four days after the forum, after DC BLOX had ample opportunity to review and correct the record.

Second, it directly contradicts DC BLOX's own simultaneous regulatory filing. DC BLOX cannot credibly maintain that its communications team was unaware of the correct

zoning classification when that classification appears in the company's own variance petition.

Third, the press release was not published to DC BLOX's dedicated Indianapolis project page and does not appear in any public search results. It is only accessible via a link in Councilor Hart's personal newsletter. The public therefore had no independent means of discovering that DC BLOX was continuing to characterize the site as "Heavy Industrial" in official communications after the forum.

The press release is attached as Exhibit A.

Exhibit B: Environmental Summary, Langan Engineering and Environmental Services, LLC, April 14, 2026

The Environmental Summary, prepared by Langan Engineering and addressed to DC BLOX's Director of Land Acquisition, discloses the following material facts about the site that have not been clearly communicated to the public:

- Ford's historical operations at the site included coal storage, hazardous waste storage, wastewater treatment, and a sludge solidification/burn pit. Environmental contamination included light nonaqueous phase liquids (LNAPLs), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and polychlorinated biphenyls (PCBs) at concentrations exceeding both IDEM and EPA standards. An LNAPL plume was identified in groundwater beneath an outdoor waste storage area.
- While Ford completed IDEM's remediation requirements and received a Certificate of Completion and Covenant Not to Sue in February 2023, the Environmental Summary explicitly states that "certain environmental contaminants remained on the property" following completion of remediation.
- An Environmental Restrictive Covenant (ERC) recorded on March 21, 2025 imposes active, ongoing restrictions that run with the land and bind DC BLOX as a subsequent owner and operator. These restrictions include: prohibition on groundwater use; mandatory vapor intrusion evaluation and potential vapor mitigation before any building is constructed; requirement for an IDEM-approved Soil Management Plan governing all drilling and excavation; and installation of a minimum 2-foot clean soil and vegetative barrier in areas not covered by buildings.
- DC BLOX has acknowledged it is aware of and will abide by the updated ERC. However, the public has received no accounting of how the ERC's construction and operational restrictions interact with the proposed development of three large buildings, 56 diesel generators, underground fuel storage tanks, and 24/7 industrial operations on a site with a documented LNAPL groundwater plume and PCB history.

At the April 27 forum and in the Lauth Group's prepared slides, the site's brownfield status was presented to the public as a resolved matter - "all prior environmental issues

have been resolved per Comfort Letter." The Environmental Summary presents a more nuanced picture: remediation obligations were met, but residual contaminants remain, active land-use restrictions apply, and vapor mitigation requirements must be evaluated before construction begins on each building.

This information is directly relevant to the public welfare analysis under the variance standard and to the adequacy of the environmental disclosures made to the community. It should be part of the public record.

The Environmental Summary is attached as Exhibit B.

Exhibit C: Documentation of Restricted Document Availability

Both Exhibit A and Exhibit B share an unusual and concerning characteristic: neither document is publicly accessible through ordinary means.

- Neither document appears on DC BLOX's dedicated Indianapolis project website.
- Independent web searches for either document return no results.
- Both documents are only discoverable via links embedded in images within District 20 Councilor Michael-Paul Hart's personal weekly newsletter, pointing directly to hosted PDF files.

This distribution method warrants attention for two reasons. First, it means that residents who attended the forum, searched DC BLOX's project page, or looked for publicly filed documents would have no independent means of finding the press release that continued to mischaracterize the site's zoning four days after the forum, or the Environmental Summary disclosing residual contamination and active land-use restrictions.

Second, as documented in my original remonstrance, Councilor Hart holds a concurrent private-sector role as Director of EUC Solutions at SHI International Corp. - a company that publicly markets data center, networking, and enterprise infrastructure solutions. The distribution of non-public project documents - including a press release that mischaracterizes the site's zoning classification - exclusively through the personal newsletter of the district councilor with the most direct authority over this variance, and who holds a commercial role in the relevant industry, compounds the transparency and appearance-of-impropriety concerns raised in my original remonstrance.

I am not alleging unlawful conduct. I am asserting that the public record as accessible to ordinary residents is materially incomplete, that the gap is only bridgeable through one official's personal communications channel, and that this fact warrants scrutiny by the Department in its staff review.

A review of DC BLOX's corporate press release archive at dcblox.com confirms that no Indianapolis project press releases are publicly listed, and the company's press release section contains no entries dated in 2026. The May 1, 2026 press release does not appear to have been distributed through any wire service or publicly searchable

channel. Its sole publicly accessible location is a link in Councilor Hart's personal newsletter. A professional PR firm - JSA for DC BLOX - is credited in the document. Standard PR practice is to distribute press releases through wire services and client websites. The absence of this release from every such channel, while it appears in one elected official's newsletter, is not consistent with ordinary public communications.

Screenshots documenting the newsletter links, the absence of these documents from DC BLOX's Indianapolis project page, and the absence of any 2026 entries in DC BLOX's corporate press release archive are attached as Exhibit C.

Exhibit D: Pattern of Inconsistent Procedural Conduct by Councilor Hart

The following documented conduct, taken together, raises unresolved questions about the consistency of procedural standards applied to this variance and warrants disclosure in the official record. I am not alleging unlawful conduct. I am placing a factual pattern before the Department for its consideration.

1. Hart Called Down the Google Franklin Township Data Center; It Was Subsequently Withdrawn

In 2024, Councilor Hart exercised his procedural authority to call a public hearing on a proposed Google data center in Franklin Township, his own district. That company subsequently withdrew its proposal. Hart has cited the Franklin Township case publicly as an example of why data center approvals require, in his own words, "a more transparent and rigorous process" addressing "the location, the unanswered questions and the lack of transparency" - the exact concerns now present in the DC BLOX case.

The DC BLOX variance is proceeding through the Metropolitan Development Commission rather than through a full City-County Council rezoning. As a result, the call-down mechanism Hart used in the Franklin Township case is not available to District 14 Councilor Nielsen, whose constituents bear the primary residential and school impacts of the proposed development. The procedural structure that protected Hart's constituents in Franklin Township does not extend to the District 14 residents most directly affected here.

The public record does not reflect whether Councilor Hart has disclosed whether SHI International has, or is seeking, a commercial relationship with DC BLOX or its tenants - a disclosure that would be material given his concurrent role as Director of EUC Solutions at a company that markets enterprise data center and infrastructure solutions. Google, whose proposal Hart called down, builds and equips its data centers with proprietary custom hardware, making it a commercially closed ecosystem for enterprise technology distributors. DC BLOX, by contrast, operates a traditional colocation model whose tenants are likely to source hardware and infrastructure solutions through the enterprise technology channel in which SHI operates. The Department should have before it whether any disclosure has been made on this point.

2. Hart Voted for Proposal No. 158, Then Publicly Characterized It as Meaningless

On May 4, 2026, the City-County Council unanimously passed Proposal No. 158, urging the Metropolitan Development Commission to implement a temporary pause on data center approvals. Councilor Hart voted in favor of this resolution.

Within days, in his May 10, 2026 weekly newsletter, Councilor Hart publicly characterized that same resolution as non-binding, misleading, and "political theatre," stating explicitly that it "does not create law, it does not stop development, and it does not create an actual moratorium on data centers." He repeated the non-binding characterization more than once.

This is factually accurate - Proposal No. 158 is a special resolution and does not carry the force of law. However, the practical effect of Hart's public messaging is to actively discourage residents from believing the unanimous legislative direction of the full Council provides any protection - at the precise moment a DC BLOX variance hearing is scheduled in his district. A councilor who votes for a resolution and then uses his personal communications platform to tell constituents it means nothing occupies an unusual position in a process whose legitimacy depends on public confidence.

3. Hart's Newsletter as the Primary Distribution Channel for DC BLOX Project Information

As documented in Exhibit C, non-public DC BLOX project documents - including the May 1 press release and the April 14 Environmental Summary - are only accessible through links in Councilor Hart's personal weekly newsletter. The pattern extends further:

- The updated June 11, 2026 hearing date appears to have first been publicly communicated through Hart's newsletter and was reported by the Weekly View on May 7. DC BLOX's Indianapolis project page has not been updated to reflect the current hearing date, leaving residents without a reliable independent source for basic procedural information about the case.
- Hart's April 26, 2026 newsletter disclosed his scheduled trip to tour a DC BLOX facility in Atlanta on May 13 - a private developer-sponsored visit first reported publicly by WRTV on May 8, more than two weeks after Hart's newsletter announced it.
- The DC BLOX community forum press release - a separate document from the May 1 press release addressed in Exhibit A - is similarly only accessible through Hart's newsletter and does not appear on DC BLOX's public project page.

The cumulative picture is of a district councilor who holds a concurrent commercial role in the enterprise technology sector; who called down and effectively terminated a competing data center proposal while allowing the current one to proceed through a less visible process; who voted for a pause resolution then publicly dismissed it; and whose personal newsletter functions as the primary public distribution channel for project documents that do not appear on the petitioner's own website. Each of these facts is independently verifiable. Together, they constitute a pattern that warrants formal transparency and disclosure before this variance is decided.

Exhibit E: Material Findings from DC BLOX's Pre-Forum Written Q&A Document

Prior to the April 27, 2026 community forum, District 14 Councilor Andy Nielsen distributed a written Q&A document to registered attendees via email. The document compiled resident-submitted questions and DC BLOX's written responses. It contains four findings material to this remonstrance.

1. Generator Count Discrepancy Definitively Resolved - and Further Complicated

The Q&A document resolves the generator count discrepancy documented in my original remonstrance. In response to a direct question about generator count, DC BLOX states: "6 x 3MW for Building 1, 14 x 3MW for Building 2 and 12 x 2.5MW and 24 x 3MW for Building 3." This confirms the Plan of Operation's figure of 36 generators for Building 3 and definitively contradicts the forum slide's representation of 18.

The Q&A answer also reveals that Building 3's generators are not uniform - they comprise two different equipment classes (12 at 2.5MW and 24 at 3MW). This detail was absent from the forum slide entirely. The public was shown a count 50% below the actual figure, for a building whose generator infrastructure is more complex than any of the prepared public presentations indicated. This written Q&A was distributed the same day as the forum, meaning DC BLOX possessed and distributed the accurate figure on April 27 while the forum slide continued to show 18.

2. DC BLOX's Own Written Answer Uses "Heavy Industrial Zoning (I-3)"

In response to a question about how DC BLOX identified the site, the Q&A states: "DC BLOX targeted properties with heavy industrial zoning (I-3)." This is DC BLOX's own written characterization, in a document prepared in advance of the forum, conflating I-3 Medium Industrial zoning with "heavy industrial."

This is now the fourth documented instance of this mischaracterization across DC BLOX and Lauth Group materials: the Lauth Group forum slide, the DC BLOX forum presentation, the May 1 press release, and now DC BLOX's own pre-forum written Q&A responses. The consistency across all four prepared documents - produced by different parties, in different formats, over different dates - establishes that this was a deliberate and coordinated messaging choice, not an inadvertent error.

3. PFAS Groundwater Contamination Disclosed in DC BLOX's Own Q&A

In response to a question about environmental testing on the former Ford Visteon site, DC BLOX's written answer discloses: "Subsurface investigations of groundwater identified exceedance of IDEM screening levels for residential tap water, soil migration to groundwater and PFAS."

PFAS - per- and polyfluoroalkyl substances - are persistent synthetic chemicals associated with serious public health concerns, including certain cancers, immune system effects, and developmental impacts. The presence of PFAS contamination in groundwater at levels exceeding IDEM screening criteria is a material environmental fact. It does not appear in the Environmental Summary filed with the city (Exhibit B), was not mentioned in the forum presentations, and has not been disclosed in any

publicly searchable document. It appears only in this Q&A, distributed by email to registered forum attendees. The Department should have a full accounting of PFAS levels, the applicable IDEM screening criteria, and how the Environmental Restrictive Covenant addresses this contamination before this variance is decided.

4. The BlackRock/GIP Dual Relationship: DC BLOX Financier and AES Indiana Acquirer

A resident's question raised the BlackRock connection. DC BLOX's answer stated only that their rate "is determined by utility provider and dictated by the contract pending approval from the Indiana Utility Regulatory Commission" and that they "will not receive preferential treatment." This answer does not address the structural issue the question raised.

The publicly documented facts are as follows. In January 2026, DC BLOX secured $240 million in HoldCo financing from Global Infrastructure Partners (GIP), a wholly owned subsidiary of BlackRock. In March 2026, AES Corporation - the parent company of AES Indiana, DC BLOX's designated utility provider for this project - announced a definitive agreement to be acquired in a $33 billion transaction led by the same BlackRock subsidiary, GIP. That deal is expected to close in late 2026 or early 2027.

This means that the same institutional investor - BlackRock's Global Infrastructure Partners - is simultaneously financing DC BLOX's expansion and acquiring the utility that will supply power to this project, set its rates, and serve as the counterparty to any infrastructure cost commitments. The independence of AES Indiana as a neutral party to the commitments DC BLOX has made regarding infrastructure costs and rate impacts is materially compromised by this shared financial relationship. DC BLOX's answer to the resident's question did not acknowledge this relationship.

This finding reinforces the argument made in my original remonstrance regarding energy rate protections. The President's letter from AES Indiana - already identified as carrying no legal weight - now comes from an entity in the process of being acquired by DC BLOX's own primary financier. The public was told AES Indiana's assurances provide protection. Those assurances come from a company that, pending regulatory approval, will be controlled by the same investor financing the petitioner.

Additionally, the Q&A confirms that Buildings 2 and 3 - which represent approximately 80% of the total campus footprint - have no committed customers. DC BLOX states: "We do not have a customer or workload contracted for Buildings 2 or 3." The majority of the variance is being sought for speculative future demand, not identified need. Under Indiana Code § 36-7-4-918.4, the hardship standard requires conditions peculiar to the property - not a business model built on uncommitted future capacity.

The Q&A document is attached as Exhibit E.

Conclusion

The evidence submitted herein reinforces and extends the grounds for denial set forth in my original remonstrance on five fronts: the zoning mischaracterization is now

documented in four separate prepared materials including DC BLOX's own written responses; the generator count discrepancy is definitively resolved and shown to be known to DC BLOX on the day of the forum; PFAS groundwater contamination is disclosed in DC BLOX's own Q&A but absent from publicly filed documents; the BlackRock/GIP dual relationship compromises the independence of DC BLOX's utility counterparty; and non-public project documents remain accessible only through one elected official's personal newsletter, whose broader conduct raises unresolved questions about the consistency of process being applied to this variance.

I respectfully request that this supplemental submission be included in the official case file, that the attached exhibits be considered as part of the staff recommendation, and that the Department confirm receipt of this filing.

For these reasons, I continue to urge the Department of Metropolitan Development to recommend DENIAL of variance requests 2026-CVR-815 and 2026-CPL-815.

Respectfully submitted,

Megan Lapa
Resident, District 14
Warren Township, Indianapolis, Indiana
Date: 5/12/2026

Attachments:

- Exhibit A – DC BLOX Press Release, dated May 1, 2026
- Exhibit B – Environmental Summary, Langan Engineering and Environmental Services, LLC / Plews Shadley Racher & Braun LLP, dated April 14, 2026
- Exhibit C – Screenshots: DC BLOX Indianapolis project page (no press releases listed), DC BLOX corporate press archive (no 2026 entries), Councilor Hart newsletter links to hosted PDFs
- Exhibit D – Supporting documentation: Councilor Hart May 10, 2026 newsletter (Proposal No. 158 characterization); Hart April 26, 2026 newsletter (Atlanta tour disclosure); WRTV report dated May 8, 2026 (Atlanta tour confirmation)
- Exhibit E – DC BLOX Written Q&A Responses, District 14 Community Forum, April 27, 2026 (distributed by Councilor Nielsen via email)

Exhibit B – Environmental Summary, Langan Engineering and Environmental Services, LLC / Plews Shadley Racher & Braun LLP, dated April 14, 2026

14 April 2026

Connor Henderson
Director of Land Acquisition
DC BLOX Parent, LLC
1040 Crowne Point Parkway
Atlanta, Georgia 30338

Re: Environmental Summary
Project Thunderhead
305 Fintail Drive
Indianapolis, Indiana
Langan Project No.: 792018001

Dear Mr. Henderson,

The DC Blox Indianapolis, LLC ("DCB") property consists of approximately 32.5 acres of a 152+-acre former industrial manufacturing facility. The property was previously owned by Ford Motor Company and operated as a vehicle manufacturing facility between 1957 and 2012. Ford's operations included coal storage, hazardous waste storage, wastewater treatment, and sludge solidification/burn pit. Ford's historical operations resulted in environmental impacts including light nonaqueous phase liquids (LNAPL), volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs), and polychlorinated biphenyls (PCBs) impacts at concentrations exceeding Indiana Department of Environmental Management ("IDEM") and U.S. Environmental Protection Agency standards. An LNAPL plume was identified in groundwater beneath an outdoor waste storage area.

In January 2015, Ford enrolled the entire Ford property in IDEM's Voluntary Remediation Program ("VRP") and began active remediation activities in 2017. Impacted soil was either removed from the site or heat-treated via electrical resistance heating on-site by Ford. In 2018, areas identified as sources of dense nonaqueous phase liquids (DNAPL) or chlorinated VOCs were dewatered. On July 21, 2022, an Environmental Restrictive Covenant ("ERC") was recorded by Ford pursuant to IDEM's VRP. In February 2023, Ford successfully completed its remediation efforts. IDEM issued a Certificate of Completion, and the State of Indiana issued a Covenant Not to Sue Ford. Thus, Ford had successfully completed the environmental investigation and remediation required by IDEM; however, certain environmental contaminants remained on the property.

On August 17, 2022, Thunderbird CC Land Partners, LLC ("Thunderbird") purchased 109+ acres from Ford. Thunderbird undertook a considerable amount of redevelopment work at this brownfield site. As a result, Thunderbird requested and received approval from the Indiana Brownfield Program to terminate the original ERC and replace it with a new ERC with use and development restrictions that were tailored to the updated condition of the property, including the property that is being sold to DCB.

On March 21, 2025, the updated ERC was recorded by Thunderbird. The updated ERC included the Comfort Letter that was issued on June 20, 2024 by the Indiana Brownfields Program to Thunderbird. The Comfort Letter provides a detailed description of Ford's operational history of the property and the environmental investigation and remedial efforts undertaken by Ford and Thunderbird, which resulted in them being issued the Covenant Not To Sue and Comfort Letter, respectively. The ERC also included the Reasonable Steps Update Letter issued on January 29, 2025 by the Indiana Brownfields Program to Thunderbird.

The updated ERC includes restrictions on the drilling or excavation of soil and the requirement that any such work complies with an IDEM-approved Soil Management Plan. The updated ERC also prohibits the use of groundwater from the subject property. The updated ERC requires vapor evaluation and potential vapor mitigation for new buildings, along with additional construction and operational restrictions that run with the land and bind subsequent owners and operators to protect workers and the community from potential exposure to residual impacts.

DCB has entered into a Real Estate Purchase Agreement with Thunderbird to purchase approximately 32.5 acres of the larger Ford property. DCB's proposed repurposing and redevelopment of this former industrial facility and brownfield site as a data center is fully consistent with the uses allowed by IDEM and the Indiana Brownfields Program. DCB is fully aware of and will abide by the updated ERC, which imposes certain construction and operational restrictions that run with the land to protect workers and the community from the residual impacts on the property. Before any commercial/industrial building is constructed by DCB, a vapor intrusion evaluation will be completed to determine whether a vapor barrier and/or other vapor mitigation steps would be required for the buildings to protect future indoor workers from potential vapor migration from the subsurface into the buildings.

DCB will also fulfill the requirement in the updated ERC that a minimum 2-foot clean soil and vegetative barrier be installed in areas not covered by buildings, parking lots or sidewalks. In the event that DCB is interested in using any of the stockpiled soil and debris that is currently located on the property, DCB will comply with the IDEM-approved Soil Management Plan and the related sampling requirements.

Sincerely,

Langan Engineering and Environmental Services, LLC

Joseph Good, PE, LEED AP

200 West Madison Street, Suite 2900

Chicago, Illinois 60606

Plews Shadley Racher & Braun LLP

Christopher J. Braun, Esq.

1346 North Delaware Street

Indianapolis, Indiana 46202-2415

Exhibit C – Councilor Hart newsletter links to hosted PDFs; April 26, 2026

Michael-Paul Hart · Apr 26 · 4 min read

The Sunday Post - April 26, 2026: Datacenter Updates, Washington Square, Lowell Little League, and Community Leadership

A weekly report from Councilor Michael-Paul Hart — Building the Smartest City in America.
Volume 2, Issue 17

THE SUNDAY POST



UPDATE ON INDY

This week's work shaping the Smartest City in America

More Questions on the Eastside Data Center

This week, I received more information about the proposed data center site near 305 Fintail Drive.The environmental summary provides important background on the proposed data center site

near 305 Fintail Drive.



This property is part of the former Ford industrial site, and it has a long history of environmental /review, remediation, and land-use restrictions. That is important context for residents to understand as this proposal moves through the public process.

It is also important to note that DC BLOX would be responsible for addressing the site conditions before installation and development move forward. Any construction would need to follow the environmental restrictions and requirements tied to the property, including rules around soil management, groundwater, vapor review, and protective barriers.



I have also been told there may be a request for a continuance at the May 14 hearing. If that happens, it would give the community more time to review information, ask questions, and stay engaged.

I will be traveling to Atlanta on May 13 to visit a similar site. If you have questions you want me to ask, or specific things you want me to look for while I am there, please send them to me.

I have also reached out about scheduling another community meeting at the Warren Government Center in May. I am still waiting to confirm possible dates.

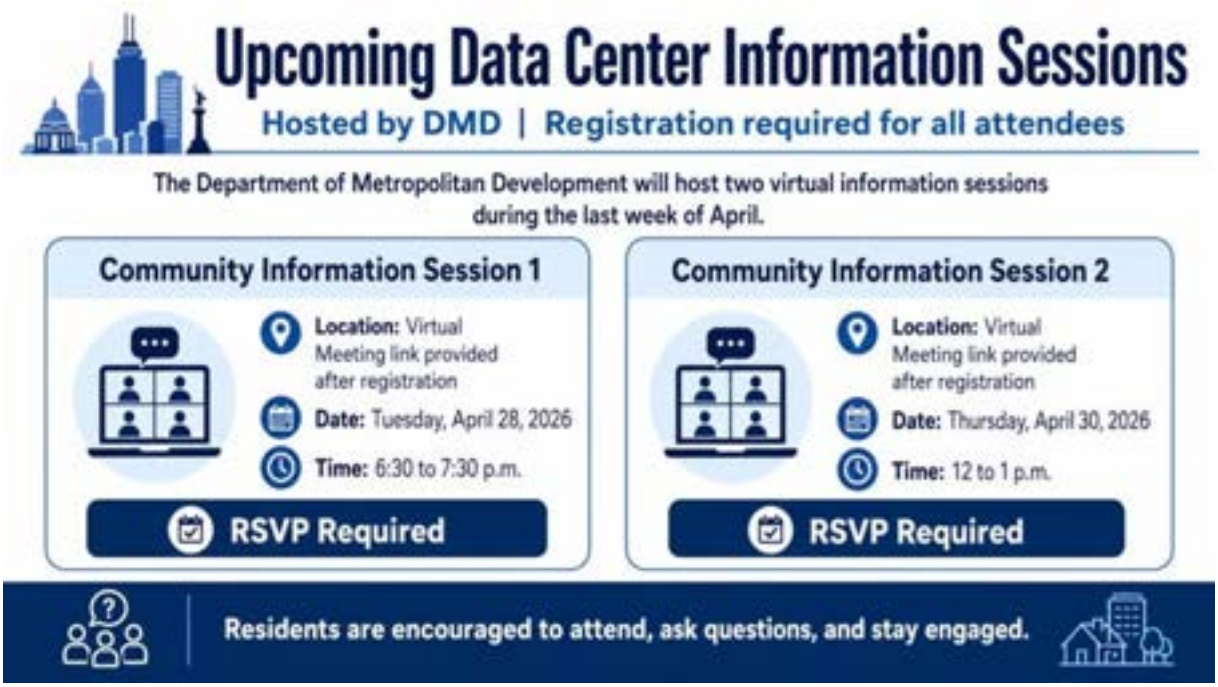
Indianapolis Is Looking at Data Center Rules

The City has now posted information about proposed data center regulations on indy.gov.

That is an important step, and residents should pay close attention.

This issue is not just about technology or economic development. It is about land use, infrastructure, power, water, roads, noise, setbacks, environmental conditions, transparency, and the long-term impact on nearby neighborhoods.

That is why I strongly encourage residents to participate in the upcoming public sessions listed on the City's data center page. These meetings are an opportunity to ask questions, raise concerns, and help shape the rules before more projects move forward.



https://www.indy.gov/topic/data-centers

I also recently wrote an opinion piece in the IBJ calling for clear guardrails around data center development. My position is simple: communities need stronger protections, better notice, and clearer standards if these projects are approved.



www.ibj.com

Michael-Paul Hart: State should set clear guardrails for developments - Indianap…

We need higher standards, better coordination and deals that work for residents.

If Indianapolis wants to become the Smartest City in America, we need a smarter process for major development.

That means residents should not be left reacting at the end of the process. They should have information early, clear rules in place, and a real opportunity to be heard.

Washington Square Meeting Monday Night



https://www.michaelpaulhart.com/washington-square

Washington Square Mall remains one of the most important redevelopment opportunities on the Eastside.

On Monday night, we will hold a community input meeting to continue this work.
The purpose is not to present a finished plan. The purpose is to listen, explain the planning process, and collect useful input before a serious redevelopment vision is created.



The meeting will include a short overview, a guided walk-through of the community survey, and several ways for residents to participate.

There will also be three boards for feedback:
• Current site conditions
• Examples of other redevelopment projects
• What the community wants, has, does not want, and does not have

This is the kind of process Washington Square deserves.

Redevelopment should not happen to a community. It should be shaped with the community. I want this process to be serious, open, and useful.

Washington Square has sat in uncertainty for too long. If Indy is going to become the Smartest City in America, we need smarter redevelopment and better public engagement.

Community Leadership: Lowell Little League and Life's Necessities



This weekend, I had the chance to visit the Lowell Little League Opening Day celebration in District 20.

Lowell Little League is celebrating its 70th Anniversary Homecoming Parade, with the Warren Township ROTC Color Guard, Marine volunteers, IFD Station 43, several youth teams, the Lowell Little League Board, and community volunteers all taking part.





That is a great show of community.

Youth sports matter. They bring families together, give kids structure, and help neighborhoods build pride around something positive.

I also want to highlight Jill McBride and the work she is doing through Life's Necessities, a nonprofit outreach program of New Apostolic Church Indianapolis on North Post Road.

Jill lives in Warren Township, and has been helping provide basic toiletries and personal care items to residents in need. These are items food pantries often struggle to keep in stock.

Since 2022, Life's Necessities has served more than 1,700 people through approximately 15 distributions across the Eastside and nearby communities.



Jill reached out asking for ideas and leads to help secure more donations of new toiletry items so they can continue serving the community.

If you know of a business, church, organization, or donor who may be able to help, please send me your ideas.

People like the Lowell Little League volunteers and Jill McBride keep me motivated. They are stepping up, meeting real needs, and helping make the Eastside better.

STAY ENGAGED

Ways to connect, contribute, and stay informed



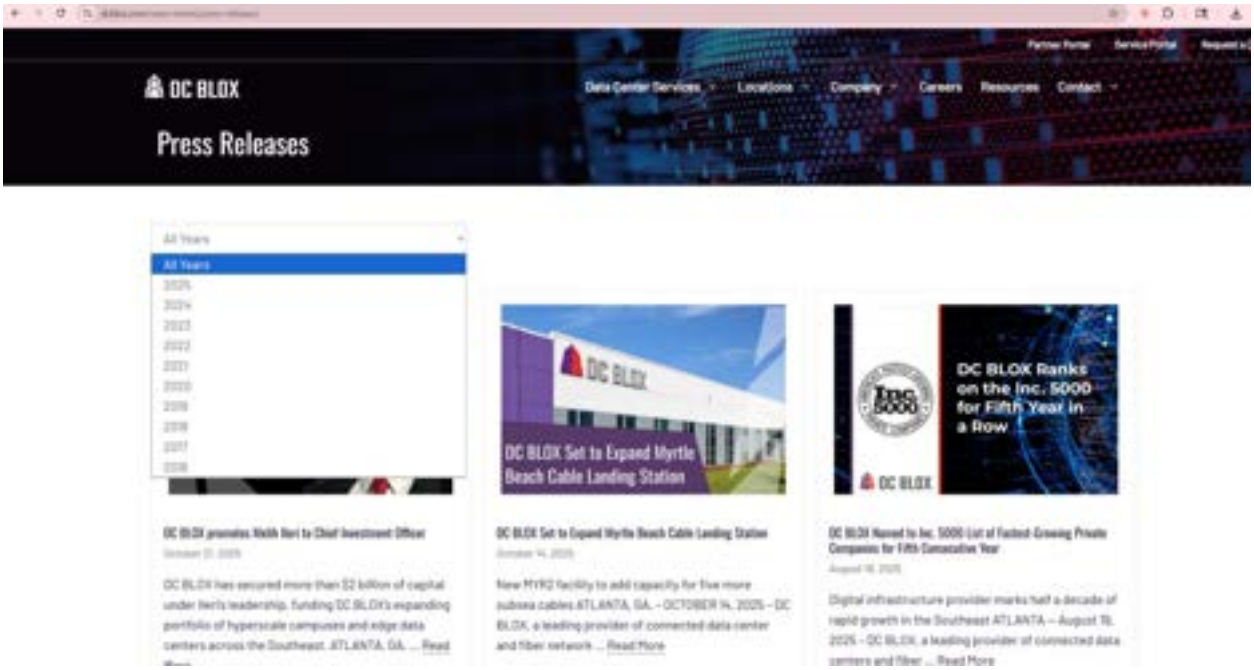
bold ideas into real-world results.
Accountability, Transparency and Local Leadership

See you next week with more updates from the Neighborhood.

| Follow on X | Donate |

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Exhibit C – Screenshots: DC BLOX Indianapolis project page (no press releases listed in 2026)



https://www.dcblox.com/news-events/press-releases/

DC BLOX

PRESS RELEASE
FINAL

DC BLOX Shares Project Details and Community Commitments at Indianapolis Forum

ATLANTA, GA. [May 1, 2026] DC BLOX, a leading provider of connected data centers and fiber network solutions across the Southeastern United States, shared project details and community commitments discussed during an April 27 public forum in Indianapolis regarding its proposed data center development at Thunderbird Commerce Center. The forum focused on project design, utility planning, environmental considerations, and neighborhood questions tied to the ongoing public review process. The Indianapolis project page describes the proposal as a phased, three-building campus and lists the current public hearing date as June 11, 2026.

Hosted by District 14 Councilor Andy Nielsen, the community forum gave residents an opportunity to hear directly from the DC BLOX team, review project information, and ask questions about the proposed development, its design, operational considerations, and the public process ahead. As part of the presentation, DC BLOX provided information on the planned phased development of the site, including an initial one-story 80,000-square-foot building followed by two future two-story buildings of approximately 140,000 and 190,000 square feet each. The forum presentation also provided additional detail on cooling, water use, generator testing, lighting, landscaping, noise mitigation, and trail-buffering commitments.

DC BLOX explained that data centers are essential infrastructure that support the digital services people and businesses rely on every day, including financial transactions, healthcare, shopping, schools, manufacturing, media, video calls, phone calls, navigation, and other connected applications. The company also noted that the proposed Indianapolis campus is intended to support growing demand for digital infrastructure in the region, starting in phase one with smaller-scale applications such as regional network communications and local data processing.

The company also provided additional context for the site itself. The proposed development is located on land zoned I-3 Heavy Industrial and is part of the former Ford/Visteon property, a brownfield redevelopment site that has long been associated with heavy industrial use. DC BLOX said its data centers generally fit within light-industrial

operating characteristics, while offering lower traffic impacts than many other industrial uses permitted in the area.

DC BLOX also reviewed project-related commitments and design considerations, including plans to work with local union labor, reduce planned asphalt paving on the site, maintain sound levels within applicable requirements, and continue coordination around landscaping and buffering near the Pennsy Trail. A building rendering shared during the forum may be viewed on the project website.

With respect to water use, DC BLOX said Building 1 is planned as a DX (direct exchange) waterless cooling system that uses refrigerant rather than water, like many conventional commercial buildings. Buildings 2 and 3 are planned to use a closed-loop system filled with a glycol-water cooling solution, and the campus will not use evaporative cooling. According to the forum presentation, total water use is expected to be no more than a typical commercial building, with daily water consumption estimated at less than 2,200 gallons per day for bathrooms, breakrooms, and landscape irrigation.

DC BLOX also addressed generator emissions and regulatory oversight. The company said diesel generators would be tested for thirty minutes once a month and four hours once a year, only between 7:00 a.m. and 5:00 p.m., and not on weekends or holidays. Generator emissions are regulated at the federal and state levels, and the Indiana Department of Environmental Management will issue air permits for each project phase.

On noise, DC BLOX said its data centers are extremely quiet when generators are not running and committed to keeping sound levels below 65 decibels at the property boundary, which the company compared to the sound of a washing machine. The company said noise levels will be independently tested.

“We know residents want specifics, and that is why this forum was important,” said Mark Masi, Chief Development Officer of DC BLOX, “Our goal was to provide clear information, answer questions directly, and continue engaging with the community as the public review process continues.”

The proposed project remains in the evaluation and public review stage. DC BLOX said it will continue transparently engaging with residents, public officials, and community organizations as the process moves forward and ahead of the next public hearing. Additional information about the proposed Indianapolis project is available on the project website.

About DC BLOX
DC BLOX is a digital infrastructure provider in the Southeast that delivers integrated data

center and fiber network solutions at scale to enable hyperscalers, enterprises, communications providers, and technology companies to offer enhanced digital services to their customers and accelerate the region's economic growth. DC BLOX's operating data centers are located in Birmingham, AL; Huntsville, AL; Chattanooga, TN; Greenville, SC; Myrtle Beach, SC, with new developments underway in Conyers, GA, Douglasville, GA, North Augusta, SC, Palm Coast, FL, and Montgomery, AL. For more information, please visit www.dcblox.com, call +1.877.590.1684, and connect with DC BLOX on X, LinkedIn, Facebook, and Instagram.

Media Contact:
JSA for DC BLOX
1.866.695.3629
jsa_DCBLOX@jsa.net

Michael-Paul Hart · May 3 · 4 min read

The Sunday Post - May 3, 2026: Washington Square, Data Center Updates, Spring Fiscal, and the Pennsy Trail

A weekly report from ***Councilor Michael-Paul Hart*** *— Building the Smartest City in America.*
Volume 2, Issue 18

THE SUNDAY POST



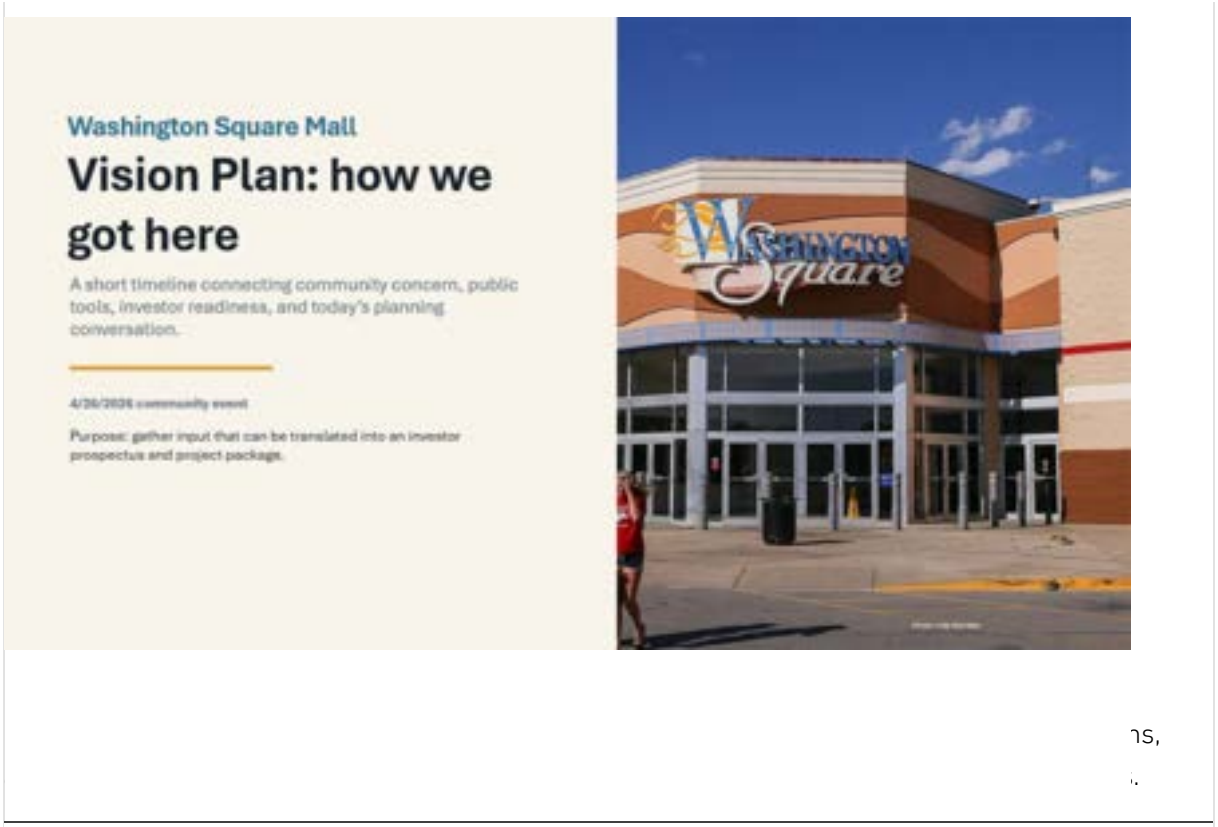
UPDATE ON INDY

This week's work shaping the Smartest City in America

Washington Square Mall Community Meeting



This week, we held our Washington Square Mall community meeting at the Warren Township Administration Building.



The purpose of the meeting was simple: explain how we got here, why this process matters, and give residents a real chance to provide input before a vision plan is finalized.

Washington Square has sat in uncertainty for too long. If Indy is going to become the Smartest City in America, we need smarter redevelopment, better public engagement, and plans that are shaped with

the community.

Thank you to everyone who came out and participated.

If you were not able to attend, you can still share your feedback here:

We will have a second meeting with the business tenants on May 7th and another with the Community before the final plan is complete.



East Side Data Center Updates

This week, DC Blox released a new press statement following the recent community meeting on the proposed Eastside data center.

This continues to be an important issue for residents, especially because it involves land use, infrastructure, environmental questions, power, water, and long-term impact.

There will be another community meeting on May 21 at the Warren Township Administration Building.





Doors will open at 5:30 PM, and the meeting will begin at 6:30 PM.
This will be another opportunity for neighbors to ask questions, hear updates, share feedback, and review new information.

My position remains simple: major projects need serious review, clear rules, and public trust.
If Indianapolis wants to become the Smartest City in America, residents need information early and a real opportunity to be heard.

Spring Fiscal and the Missing $32 Million

Spring Fiscal is one of the major budget moments of the year.



It is when additional money becomes available through supplemental county income tax distributions. Those dollars are then introduced for appropriation to city and county agencies.

That means these are public dollars, and the process should be clear.

Several additional appropriations have already been introduced, including funding requests for technology, public safety grants, redevelopment, snow response, and other county needs.

But one major question remains:
Where is the $32 million?

There are approximately $32.5 million in funds not previously appropriated from supplemental income tax revenue and Consolidated County General fund balance.

I have asked for the details multiple times.

So far, I have received a phone call, not an itemized clear breakdown on the $32M.

That is a problem.

Every councilor should be able to review the proposed spending, ask questions, and represent their constituents before tens of millions of public dollars are allocated.

If we are serious about building the Smartest City in America, we need a smarter and more transparent budget process.

Where I Believe We Should Invest

As the Council reviews Spring Fiscal, I believe Indianapolis should focus on practical investments residents can see and feel.

That includes:
• A serious police officer recruitment and public awareness campaign
• A public safety data storage reduction pilot with the Information Services Agency
• Better constituent engagement and public opinion research with higher education and nonprofit partners
• Road funding focused on pavement preservation and lane-mile impact



The majority of flexible funding should go toward roads.

Residents across Marion County continue to raise concerns about potholes, deteriorating pavement, and streets that need attention.

We should be investing in resurfacing, mill and overlay, crack sealing, strip patching, and other data-driven pavement preservation methods that stretch taxpayer dollars further.

Good government starts with the basics.

Resident Spotlight: Bret Furgason and the Pennsy Trail

I want to recognize Bret Furgason for the work he continues to do along the Pennsy Trail.
Bret is one of those residents who does not just talk about improving the community. He shows up and does the work.

After the city patched pavement near Post Road and the Pennsy Trail, Bret helped clean up broken pavement and continued trimming back overgrowth along the trail.

He has worked nearly eight-tenths of a mile clearing back honeysuckle and helping keep the trail usable.

That kind of effort deserves recognition.

The Pennsy Trail is one of the Eastside's most important public assets, and I am grateful for residents like Bret who help preserve and improve it.

Building the Smartest City in America is not only about what happens at the Council table. It is also about residents who take ownership of their neighborhoods and help make our city better.



STAY ENGAGED

Ways to connect, contribute, and stay informed

Follow council updates and share your feedback
Send me topics you would like to see featured in The Sunday Post
Invite a friend to subscribe at michaelpaulhart.com/blog

MICHAEL-PAUL HART for City-County Council

Michael-Paul Hart
Indianapolis City-County Councilor District 20

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Exhibit D – Supporting documentation: Councilor Hart May 10, 2026 newsletter (Proposal No. 158 characterization); and Hart April 26, 2026 newsletter (Atlanta tour disclosure)

Michael-Paul Hart · 2 days ago · 3 min read

The Sunday Post - May 10, 2026: Data Center Moratorium, Washington Square Mall & DC BLOX Questions

A weekly report from Councilor Michael-Paul Hart — Building the Smartest City in America.
Volume 2, Issue 19

THE SUNDAY POST



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

Is There Really a Data Center Moratorium?



At the most recent Full Council meeting, Proposal 158 was introduced as a special resolution related to data centers.

I want to be very clear about what that means.

A special resolution is non-binding. It does not create law, it does not stop development, and it does not create an actual moratorium on data centers. Special resolutions are normally used to recognize people, businesses, neighborhoods, and community achievements.

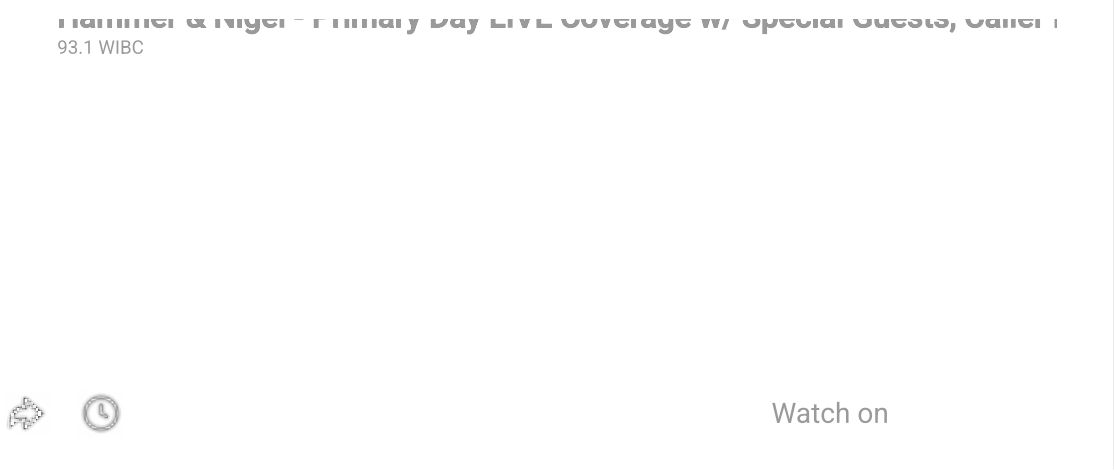
In this case, the resolution attempted to urge the Metropolitan Development Commission to stop accepting new data center petitions until data center standards are in place.

My concern is that this type of action can mislead the public. When people see a headline about a "data center moratorium," many assume the Council has taken binding action. That is not what happened.

If the goal is a true moratorium, there are more direct and transparent ways to pursue that. A general resolution or an ordinance would allow the public to see where each councilor stands through a real Council action.

Residents deserve clarity, not confusion. That is why I spoke up at the meeting, and I wanted to share that explanation again here.

Hammer and Nigel Recap



After each Full Council meeting, I usually join

Hammer and Nigel to talk through what happened at the Council and what it means for Indianapolis.

This week, we discussed the data center issue, the OPHS report, and Washington Square Mall. WIBC also followed up with an additional story, and Johnette Cruz provided a helpful recap of the conversation.

I appreciate the opportunity to talk through these issues in plain language. Local government can be complicated, but residents deserve to know what is happening and why it matters.

Listening to Washington Square Mall Businesses

This week, the Schmidt Associates team, along with members of the Far Eastside Community Council, visited Washington Square Mall to meet with business owners and tenants.

The goal was simple: make sure the people currently operating inside the mall are heard and included in the study being developed.

We are getting closer to publishing a draft vision. On Friday, we had a follow-up team call to discuss next steps. So far, we have gathered a lot of important feedback from residents, community members, and business owners.

We also decided to bring in an additional firm to help with market analytics. That will give the final report stronger quantitative data to go along with the community input we have already collected.

Once the data is compiled and draft renderings are ready, we will bring the community back together to review the draft, provide feedback, and help shape final changes. The goal is to publish the report by the end of June.

Visiting a DC BLOX Site in Atlanta

On May 13, I am heading to Atlanta to visit a DC BLOX site similar to the proposed fiber hub/ data center in District 20.

That said, I do have a responsibility to ask serious questions, identify risks, and make sure the community is prepared with clear expectations, commitments, and accountability measures.

Residents have raised concerns about noise, generators, electricity, water usage, and public safety. I plan to take a decibel reader with me so I can get a firsthand understanding of noise levels at the site. I also hope to speak with nearby businesses and community members while I am there.



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

As DC Blox eyes the east side for a $2 billion data center, an Indianapolis City-County councilor wants a firsthand look at what could be coming to the Circle City.

This will be a quick trip. I leave early in the morning, visit the site, and return the same day. But I believe it is important to see the operation in person, ask direct questions, and report back to the community.

If you have a question you would like me to try to answer while I am there, please send it my way.

Privacy Policy Paid for by Committee to Elect Michael-Paul Hart

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Exhibit D – WRTV report dated May 8, 2026 (Atlanta tour confirmation)

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



Photo by: WRTV

By: Tim Spears
Posted 8:06 PM, May 08, 2026

INDIANAPOLIS (WRTV) — As DC Blox eyes the east side for a $2 billion data center, an Indianapolis City-County councilor wants a firsthand look at what could be coming to the Circle City.

Councilman Michael-Paul Hart, a Republican, is scheduled to tour a DC Blox development in Atlanta on Wednesday. "I'm wanting to get a better view of this in person to try and bring back insights to people."

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.

The proposed data center is the latest to face public opposition.

When Google aimed to build a data center in Franklin Township, Hart was the councilmember who called down the vote, which ultimately led to Google withdrawing the 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 Neilsen 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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District 14 Community Forum on Proposed DC Blox Data Center

Thank you to everyone who submitted questions when registering for the forum. DC Blox received these questions in advance and has provided written responses below. Please note that questions have been organized by topic below, and that similar/like questions may have been combined. These topics will be addressed during the Community Forum on April 27th, and time will be allotted at the end for additional questions from neighbors.

DC Blox responses to community questions about project:

General:

1. Why is another data center needed when several have just recently been approved in the Indianapolis area?

    a. Yes, there are two other data center developments recently approved within Indianapolis and many other existing data centers serving businesses in Indianapolis; however, demand for modern data centers is incredibly high, much higher than other industrial uses. Many data center users want to be close to places like Indianapolis; to better serve the businesses and consumers located here.

    b. For urban data center markets, vacancy was 1.4% at the end of 2025; compare this to the industrial vacancy rate for Indianapolis at 6.9%. With the Sabey, Metroblox, and DC Blox projects, Indianapolis will have around 400MW of new inventory when fully built. Most data center markets of this size have incredibly low vacancy.
        i. https://www.cbre.com/insights/books/north-america-data-center-trends-h2-2025
        ii. https://www.cbre.com/insights/figures/indianapolis-industrial-figures-q1-2026

2. What is the intended use of the data center?

    a. Building 1 is 40% committed to a single customer; this building will be used for network equipment and not AI.

    b. The specific use for Buildings 2 & 3 is unknown and will be determined based upon customer interest and demand. As currently depicted Building 2 & 3 are depicted as a mixture of cloud computing and high-density computing.

3. What attracted DC Blox to the proposed site?

    a. Due to the complex nature of the property (existing brownfield, etc), commercial development was the natural choice for continued development on the property.

With the surrounding industrial development community, the property was viewed as a prime candidate for data center development.

b. Property is zoned I-3; within this zoning category the below uses are currently allowed.

i. Heliport or helistop
ii. Transit center
iii. Truck stop
iv. Waste or recycling transfer facility
v. Heavy outdoor storage
vi. Warehousing, wholesaling, and distribution
vii. Automobile fueling station
viii. Fleet terminals
ix. Substations and utility distribution nodes
x. Agricultural machinery and equipment sales, rental or repair
xi. Agricultural uses, buildings, and structures
xii. Processing and packages of food and beverages
xiii. Dry cleaning plant or industrial laundry
xiv. Outdoor advertising off-premises sign
xv. Printing services
xvi. Commercial and building contractors
xvii. Heavy equipment sales, service, or repair
xviii. Artisan manufacturing
xix. Manufacturing, light & medium
xx. Power generating facility, local
xxi. Wireless communications facility
xxii. Automobile and vehicle storage or auction
xxiii. Heavy vehicle wash
xxiv. Vocational, technical, or industrial school or training facility
xxv. Medical or dental laboratories

4. What is the lifespan of this project, and what are the future plans for DC Blox at this site? (Could expansion be an option, what happens if they downsize/leave, sunsetting plans?)

a. If approved; we plan on starting construction on Building 1 as soon as possible, and hope to finish construction no later than December 2027. Buildings 2 and 3 will start construction based upon customer demand and power availability; we expect these buildings to be completed 3-4 years from today.

b. These tenants would be signing long-term leases with extensions; and investing over $1B in their equipment across the campus. Demand for these data centers is high, with ever greater scarcity each year. It is highly unlikely for a tenant to downsize during the lease term. If at the end of the lease a tenant were to leave, we would relet the building to another tenant.

5. Will the center operate at full capacity immediately or will operations scale over time?
    a. Operations will scale over time, based upon power availability and each individual tenant's lease. We expect the construction of the campus to be in stages and building by building; subject to power availability for Buildings 2 and 3, which is currently under review with AES.

6. Since this is not being targeted for an LLM AI Data Center, what type of clients are this project intended to serve?

    a. Building 1 is being designed as a network backbone, meaning 100% network equipment to route internet traffic across dark fiber. Building 2 and 3…..we do not have a customer or workload contracted for Buildings 2 or 3, however we expect them to be similar to Building 1.

7. With which firms/corporations does DC Blox contract?

    a. DC Blox leases to a variety of different customers; like many other types of real estate this property may be leased to multiple tenants or to a single tenant. DC Blox in the past has leased to hospitals, investment grade regional companies, banks, and large technology companies.

Commitments/Accountability:

1. DC Blox's commitments (closed-loop cooling, no crypto mining, etc.) are listed in a "statement of commitment" document. Are these legally enforceable conditions, or just promises that disappear after approval?

    a. Yes, they are legally enforceable and recorded with the County Recorders Office. Additionally, when we submit our plans to the building department they will review them against our commitments. We will not be issued a permit if our commitments regarding this are not met.

2. Whoisauthorized to enforce commitments? What is the process for those individuals to pursueenforcement?

    a.Complaints can be filled with Building and Neighborhood Services (BNS). Other legal avenues are available as well.

3. Whatrecourse do neighbors have if DC Blox violates its commitments after the variance is granted? If DC Blox sells or assigns the property, do all commitments transfer to the newowner?
    a.The Variance of Use and the Written Commitments are recorded and convey with the property.

b. Complaints can be filled with Building and Neighborhood Services (BNS). Other legal avenues are available as well.

4. What is the remediation plan (including performance bond) if DC Blox changes its mind or otherwise no longer needs the data center?

    a. We have added a commitment to address disposal of e-waste within our filed Written Commitments.

    b. DC Blox does not intend to secure a performance bond, just like any other development (warehouse, commercial property, or factory) within Indianapolis. This project is over a $2B investment between DC Blox and prospective tenant's personal property; and would not be abandoned easily.

    c. We will build these buildings on a built to suit basis; as in once a customer is interested in the property and signs a contract, DC Blox will proceed with designing and constructing a building to their specifications. These contracts are typically long-term leases with extension rights. The investment by DC Blox and our customers are substantial, as such are very "sticky".

    d. Additionally, as the Data Centers become more prevalent; properties in good locations (such as this) will become more coveted; and if needed the property would be redeveloped or renovated further.

Process:

1. What was the process that DC Blox went through to identify and secure the location?

    a. DC Blox targeted properties with heavy industrial zoning (I-3), strong fiber connectivity, and existing utility infrastructure. This property was adjacent to other heavy industrial uses, a brownfield site, and required minimal utility upgrades to utility infrastructure due to the existing substation.

2. Why is DC Blox using a variance of use rather than a full rezoning?

    a. Given the property's I-3 zoning and because data centers are an unlisted use, a variance of use is an appropriate path.

3. Who has final authorization over the variance request and approval of the project?

    a. Metropolitan Development Commission.

4. Has anyone involved in the project been asked to sign non-disclosure agreements? If so, who has been asked/who has signed?

a. DC Blox has not negotiated any NDAs with any government agencies or individuals in Indianapolis.

5. Will there be more than one public hearing for this property throughout the variance and approval process (beyond the May 14th Hearing Examiner)?

    a. DC Blox will continue to engage in community meetings; with our next meeting scheduled with Councilor Hart for later in May. Details can be found on our website DCBloxIndy.com. After the Hearing Examiner meeting, the variance will go to the Metropolitan Development Commission; which would be the final step in the process.

6. If there is large-scale community pushback against the project, will DC Blox consider pulling the variance request and locating elsewhere?

    a. DC Blox is committed to working with communities to address their concerns during rezoning, construction, and operation.

Environmental Impact:

Water

1. How much water will be needed to operate the center after construction on a daily and annual basis?

    a. Daily water usage will be equivalent to or less than a small commercial office building. The only water used on premises on an ongoing basis would be for bathroom fixtures, drinking water and landscape irrigation. And is the equivalent to 11 households.

    b. Daily: 2,200 gallons; Annually: 803,000 gallons

2. How does the proposed water usage compare to other industrial uses of the same size?

    a. DCB Campus (406,000 SF) – 2,200 GPD or 5.4 GPD/1,000 SF

    b. Efficient Warehouse 115 GPD/1,000 SF (95% reduction)

    c. https://www.epa.gov/system/files/documents/2024-03/ws-commercial-bmp-watersenseatwork_section2.3_benchmarking.pdf

3. How much initial water will be needed and where will the water come from? Is it groundwater, potable drinking water, or reclaimed water? Who will enforce this type of water use and who will be held accountable for that process?

a. For a closed loop cooling system, the approx. initial system fill volume for the entire campus is between 750,000 – 1,000,000 gallons (Olympic size swimming pool is approx. 600,000 gallons). The water would be domestic potable water.

b. All water consumption is metered, and DC Blox can make their WUE (Water usage Effectiveness) publicly available.

4. This project proposes a 'closed loop' cooling system. A closed loop system still needs to be filled/replenished periodically. What does that mean for water consumption in the best AND worst case scenarios in terms of frequency of wastewater discharge and refilling needs?

a. The above does not accurately depict DC Blox's building designs / operations. The system piping will be flushed and cleaned after install (similar to any commercial building in the world) and then primed one time with a water-glycol solution; either mixed on site or premixed and delivered to the property. Any additional water consumption would happen when a new cooling coil is added to the system (if the customer grows their load inside the building). Each new cooling coil is typically several hundred gallons of water.

b. Additionally, some small amounts of water may be discharged during maintenance (replacement of components which require opening system) following all applicable federal, state and local laws and regulations. Typically, a couple hundred gallons of water added at maintenance intervals. In the rare event we had to drain the system we would follow IDEM standards for glycol treated water (Containment tanks, take offsite for proper disposal, etc.)

5. How will wastewater be disposed of/where will wastewater be released?

a. Any wastewater during initial cleaning will be released into the sewage system after thorough cleaning and filtering, per federal, state, local rules and regulations. This initial flushing is to clean the system and only occurs at commissioning of the building. There will be no processed wastewater other than after initial flush and fill of piping (same process used on any commercial building with piping).

6. What are the risks of contaminants/toxins in wastewater for the surrounding areas and community?

a. Very minimal, these systems are tightly monitored for leaks. A leak within the data center could cause millions of dollars of damage. Our closed loop system will be charged with a 35/65 glycol water solution. There are two types of glycol that could be used for this type of system (ethylene or propylene glycol). The

type of glycol we use is propylene glycol; which is the less hazardous safer version. ***Google "is propylene glycol safe?":***

i. "Propylene glycol is generally considered safe (GRAS) by the FDA for use in food, medicines, and cosmetics, and it is not classified as a carcinogen. It is widely used to maintain moisture and act as a solvent. While safe for the general population in small amounts, high exposure can cause skin irritation, and very high doses can lead to toxicity, particularly in individuals with renal or hepatic."

b. We do use a biocide to clean the pipes at initial installation, and periodically as needed. There are several different types of biocides we could use (NALCO® 7330, AQUCAR™ GA 45, AQUCAR™ DB 20) these are highly diluted within our systems and if a spill were to occur the biocide is designed to break down between hours and 2 weeks. These are generally not reportable incidents to State Agencies, given the low impact. Trace amounts of this could be in system at any time; however, there are typically never at one time significant quantities.

c. We will have diesel to support the diesel generators on site; these are stored in double hulled blivits with spill protection; and we report spills to State Agencies.

7. What are the costs associated with water usage on an annual basis and who is responsible for these costs? How will DC Blox guarantee that water usage costs do not increase for the surrounding community?

a. DC Blox is a low water user; after initial charging of the building our water usage is used for people and plants, not the building systems. We estimate that our water usage is that of 11 households; driven primarily by the 35 employees on site. As such, DC Blox's water usage will not increase the cost of water for the surrounding community.

8. What happens to the water commitment if DC Blox sells the campus to a larger operator with different cooling needs?

a. Commitments to using closed loop systems are recorded with the property; and the building department would not issue a permit for a non-closed loop system.

Energy Consumption

1. What is the expected energy consumption for the data center (all three buildings) on a daily and annual basis? How does this compare to the current output of the electrical substation?

a. All 3 buildings when fully constructed and operational will see a peak demand of 80-100 Utility MWs. This peak demand would use approximately 1,700,000kwh

daily, and approximately 635,000,000 kwh annually. The current onsite substation will need to be upgraded as it can currently only accommodate around 15 Utility MWs of demand. DC Blox's planned development will strengthen the surrounding grid by replacing and upgrading old infrastructure to accommodate the development without any added cost to other ratepayers.

2. How does the expected energy consumption of the project compared to another industrial building of the same size?

    a. Industrial power demand can vary widely depending on use. Warehouses, distribution centers, refrigerated warehouses, manufacturing facilities and large industrial processing plants all have very different load requirements. These loads can vary anywhere from 50,000kWh – 87,000,000kwh annually.

3. How many generators will be used? What size (in kW or MW) will those generators be? How long will those generators be operating on a daily basis?

    a. As currently designed, 6 x 3MW for Building 1, 14 x 3MW for Building 2 and 12 x 2.5MW and 24 x 3MW for Building 3. We test each generator monthly between 15-30min, and annually for no more than 4 hours.

4. Will DC Blox update its list of written commitments to include the type of generators to be used (Tier 4)?

    a. DC Blox is currently evaluating this.

5. Will there be any SMRs (small modular reactors) on property?

    a. No, there will not be SMRs on the property and DC Blox has committed to this in our written commitments.

Surround Area Impact (Air Quality/Noise Pollution/Heat)

1. Noise pollution: Data centers are known to emit loud droning noises 24/7. What level of noise pollution is expected in the surrounding area (what are the specific decibels at the property line)? Will it be constant or during certain hours of the day?

    a. The data center will be required to maintain 65dB at the property line. The maximum noise will occur during generator testing which will occur during standard business hours. Sound will be very low, especially at the property line.

2. Noise pollution: Would DC Blox commit to installing berms on the Pennsy side of the building to reduce noise pollution for the area?

a. Yes, currently 8’ tall berms with trees will be placed along the north side of the property (north of the buildings). These berms will produce visual screening from the neighbors/Pennsy trail and can act as noise suppressors.

3. Noise pollution: Will DC Blox include in its list of written commitments a decibel max for noise pollution?

a. Yes we will commit to 65dbs at the property line.

4. Noise pollution: What is the radius of noise pollution that can be expected (e.g., how far away from the center will the noise be detectable?).

a. DC Blox will conduct an acoustical study as part of the permitting process. 65dbs at the property line is for when all generators are running; during normal operations it is unlikely that our operations will be above the ambient noise levels in the area.

5. Any detectable noise pollution has the potential to ruin studio production work in the area. One neighbor noted that they are an audio engineer in Warren Park, recording music and handling music production. Noise pollution could disrupt this work and force relocation. It will be important to understand how far any noise pollution is expected to be an issue.

a. Similar to above; during normal operations ambient noise levels are unlikely to be above the ambient noise levels. Also for context, other industrial uses such as truck traffic, etc.. would be noisier during typical daily operations and have the right to operate 24/7.

6. Light pollution: Will lights on the facility be on all day, or during certain hours? If all day, will DC Blox commit to remediating light pollution by installing lights that point down?

a. All outdoor lighting for the proposed use of a data center technology park shall comply with the full Development Standards and remain directed away from all adjacent parcels (744-600). All exterior lighting shall meet the zoning ordinance requirements in Sec. 744-600. Additionally, all required exterior parking lot lighting fixtures shall be solar powered, and motion sensor controls shall be utilized for required lighting in pedestrian areas, entrances, and walkways where feasible.

7. Air Quality: What will be used as the back-up electrical system? If diesel, how often will it be tested and what mitigation will be in place for any exhaust generated during testing?

a. Diesel generators will be tested 30 min a month and 4 hours a year. Generators will meet all air quality regulations.

8. AirQuality: If diesel generators will be used, will DC Blox commit to doing testing outside ofschool hours, given the adjacent elementary school? If the generators must be used duringthe day, will DC Blox commit to notifying the school ahead of time so that they maymake appropriate decisions about outdoor recess, etc.?

    a. DC Blox is committing to not run generators during the evening, weekends, or holidays. We operate each generator no more than 30 min a month and a one 4 hour testing a year; and the generators are not running all at once. DC Blox is more than happy to work with the school to address any concerns they may have and make them aware of our schedule. However, there is a significant set back from the school and our generator yard and we anticipate our routine testing to generally go unnoticed by anyone off property.

        i. Describe set back distance
            1. The closest generator to the school will 700' away and will be on the opposite side of the building.
            2. The closest building to the school will be roughly 580'.

        ii. Compare generator output vs. truck emissions
            1. Comparing the previously proposed development on the subject property (approximate 280,000 SF warehouse with 96 delivery bays), the proposed data center development once complete will generate 96-98% less CO2 emissions. This information compares our proposed 56 emergency generators operating 9.3hrs a year each (30mins per month + roughly 4.8hrs for outages) plus 7 daily truck deliveries to approximately 192-480 daily truck deliveries at the previously proposed warehouse (2-5 trucks per day per bay).

9. Temperature: What is the expected impact on temperatures in the area surrounding the data center?

    a. I believe this question refers to the article and study below. As described in the article; the study in question has not been peer reviewed. DC Blox designs its building to control temperatures inside the building.

    b. https://www.cnn.com/2026/03/30/climate/data-centers-are-having-an-underrported

    c. https://www.researchgate.net/publication/403073048_The_data_heat_island_effect_quantifying_the_impact_of_AI_data_centers_in_a_warming_world

10. Temperature: Who is responsible for monitoring temperature change at/near the facility and how is DC Blox held accountable for any changes to temperatures?

    a. DC Blox will follow all federal, state, local laws, regulations, and codes.

11. Stormwater: What are the storm water and impervious surface impacts of three large buildings on this parcel?

    a. Stormwater impacts are the same as a standard industrial project. The Thunderbird Commerce Center has developed stormwater quality/quantity ponds for the campus which the project will discharge to. The ponds were designed to meet local regulations. There is a request for a variance to reduce the required parking spots from 420 to 100.

12. Is there any plan to support any needed upgrades for the local fire department to handle the li-ion battery or any large scale fires on site?

    a. There has been outreach made to IFD to educate on our project and discuss future service.

Monitoring / Evaluation

1. Has there been any independent (non-developer funded) evaluation of the environmental impact (including noise and air quality) on the site? If so, has that been made available publicly?

    a. No; however, DC Blox has related evaluations on other operational sites as well as preliminary analysis on this site. And will continue to share information and update the website. Many of these analyses are done by licensed and credential professionals that have a duty to the public.

2. What will the company be required to report on and how often (i.e. emissions standards, electricity usage, noise levels, construction timeline, etc.)? Will these be conducted by independent, non-developer funded evaluators? Will they be shared publicly?

    a. DC Blox will follow all federal, state, and local regulations and applicable reporting schedule.

3. What environmental testing has been done on the former Ford Visteon site, and will construction disturb any legacy contamination?

    a. Subsurface investigations at the subject property have identified a widespread of soil impacts and identified arsenic and thallium levels above Indiana Dept of Environmental Management (IDEM) screening levels. Soil remediation efforts have occurred previously onsite and a Soil Management Plan (SMP) will be

adhered to as part of construction. The Thunderbird Commerce Campus has also agreed that no soil or existing concrete stockpiles shall be exported from the campus and these items will be incorporated into the site development.

b. Subsurface investigations of groundwater identified exceedance of IDEM screening levels for residential tap water, soil migration to groundwater and PFAS. An existing Environmental Restrictive Covenant (ERC) for the Thunderbird Commerce Campus has restricted the use of groundwater. Five volatile organic compounds (VOCs) were identified in exceedance of IDEM screening criteria for shallow gas in commercial properties. Installation of a vapor mitigation system may be warranted and post construction monitoring will be required in accordance with the ERC. A more comprehensive description from our environmental engineer and environmental counsel will be posted on the website.

Utility Costs:

1. Even with the added electrical substation, how will the stress to the current electrical infrastructure be mitigated in a way that doesn't impact standard utility customers (e.g., how will DC Blox guarantee that the data center will not lead to higher utility costs for surrounding communities)?

    a. Adding additional infrastructure and upgrading existing components strengthens the entire grid, providing more resiliency and reliability to the system as a whole. These improvements reduce outage times, support growing demand, and allow for a more efficient, secure, and sustainable energy delivery system.

    b. DC Blox has committed to in our written commitments to pay 100% of generation, transmission and distribution costs for the project.

2. AES has informed the state utility commission of their intention to 'modernize' the current electrical system (in part to support these types of developments) at great expense to local consumers. Will DC Blox pay for the costs associated with the upgraded infrastructure needs to mitigate costs for neighbors?

    a. DC Blox will pay for the infrastructure upgrades and the cost of energy production to fully cover the costs of electricity production needed for the data centers. AES Indiana's latest Integrated Resource Plan shows that higher data center demand lowers the levelized supply cost per kilowatt-hour for customers over both 10- and 25- year planning horizons.

3. What rate will DC Blox be paying for utility consumption and how does that differ from the rate paid by standard consumers?

a. Our rate is determined by utility provider and dictated by the contract pending approval from the Indiana Utility Regulatory Commission

4. Blackrock Capital recently invested $240M in DC Blox and is also working to purchase AES. This raises multiple concerns, including howthe data centerwill be prioritized against individual residents in outagerestoration,and what kind of discounts and privileges DC Blox will receive from the utility. Couldyou pleaseaddress these questions?

a. DC Blox will not receivepreferentialtreatmentandwillparticipateintheutility process as any otherlargeloadcustomer.

Financial Incentives:

1. What financial incentivesisDCBloxseeking(atthelocal,state,and/orfederallevel)?

a. In a competitivemarker,weareseekingrealandpersonalpropertytax abatements or exemptions at a level that is consistent with other data center deals in IndianapolisandelsewhereinIndiana.Ultimately,weseektobalance having a levelplayingfieldwithotherdatacenterprojectsandensuringthelocal jurisdictionstruly benefitfrom our project.

2. If DC Blox receivedanytaxincentives,whatwouldthatmeanconcretelyfortheIrvington TIF district —coulditsloworredirectfundsalreadyexpectedforIrvingtonPlaza, Ellenberger Park,orstreetimprovements?

a. We donotanticipateourprojectslowingorredirectingfundsalreadyexpected. We areveryearlyintheprocess,butweexpectanddesireforourprojecttoabe success forthe localcommunity and your district. Even with incentivesthe assessed value is anticipated to be much higher than what was initially anticipated for the property (i.e. an I-3 use).

3. What is the processbywhichanyfinancialincentivesareapproved/granted?

a. We are workingverycloselywithIEDIthroughouttheapplicationandapproval process toensurewemeettheCityandlocalcommunityexpectations.Wehave submitted the IEDI intake form, which is currently being reviewed by IEDI. IEDI will requestadditionalinformation,ifneeded,toprovideanincentiveoffer.Once we executetheoffer,wewillsubmitanapplicationtoDMD.DMDwillthendraft an MOAoutliningthetermsoftheincentivesandcommunitybenefits.

Job Creation:

1. How many permanentjobswillactuallybecreatedlocally,atwhatwagelevels,andwith what hiring preferencesforEastsideresidents?

a. Our targeted hourly rates are between $43-75 / HR for technical and managerial roles; with an average hourly rate of $55 / HR.

b. DC Blox always prefers to hire local when possible. Candidates don't necessarily need data center experiences; we would consider candidates with mission critical experience, such as a Chief Engineer at a hospital or someone with strong low, medium and high voltage experience. Candidates would require broad knowledge and skill from power to HVAC to plumbing etc..

2. Why does a $2 billion investment only produce 35 permanent jobs? That's roughly $57 million spent per job created.

    a. The materials and equipment that support this type of industry are very expensive; however, the jobs produced will be good paying roles in a highly sought after industry.

3. For the hundreds of temporary construction jobs, does DC Blox commit to utilizing union labor and prioritizing hiring of local, Eastside residents for these positions? What happens to the 600 temporary construction jobs after the project is completed?

    a. DC Blox has committed to utilizing local, union labor for the project in conjunction with the Central Indiana Building Trades Council. Part of this commitment is utilizing local contractors to perform the work, providing direct investment in the local economy. From a quality and cost perspective, it is expected using skilled Indianapolis labor provides better quality and a lower overall cost of construction.

    b. Additionally, given activity in Indianapolis and elsewhere in the state; these construction workers are coming off other data center projects. This project and other data center projects like this one ensure workers consistent employment from project to project.

Expected Community Benefits:

1. Data centers are largely automated, self-contained facilities. In what concrete, measurable way does this improve daily life for people living in the surrounding community?

    a. We are in the early stages of projecting the positive tax impacts that our data center project will bring to the community. We look forward to sharing that information with you when we can. We expect the information to show that our project will bring a significant increase in tax revenues to the city and state, particularly when compared to what more traditional industrial buildings, such as a distribution center, would generate. Additionally, data centers employ skilled, educated employees who have an annual average wage of $100,000 or more. Good-paying, skilled, and well-educated positions will be added to the workforce

in this community. The number of data center employees is not as high as more traditional industrial projects, which means data centers do not create a large increase to the student population of the local school districts. Data centers also tend to have a low impact on local government and community services (e.g., low number of fire and EMS runs). Finally, the indirect economic impact of data centers is often significant, and we hope to develop information on this impact that we can share with you and community stakeholders.

2. What is the realistic property tax benefit to the community, net of any incentives granted?

    a. We are in the process of aanalyzing the potential property tax benefits to the community and will be happy to share those when we are able. We strive to be transparent with you and other local community stakeholders throughout the process, including sharing community benefit information. Preliminarily, we expect our data center project, at full buildout, to generate 5x–7x the tax revenue of a similarly sized industrial or distribution center building at this site.

3. How will any increase in property taxes directly benefit the surrounding, affected community, rather than going to the City general fund?

    a. The non-abated property taxes and the non-TIF revenue will go to each taxing district based on their respective tax rates. This is the same as any other taxpayer in the City. While the City does get a portion of the property taxes, so do the other taxing jurisdictions, such as the school district, fire, police, etc.

4. How do data centers impact property values in nearby neighborhoods?

    a. Data centers do not negatively impact property values in the communities they operate.

5. What specific community benefits are explicitly outlined in this proposal (i.e. local investment, job creation, mitigating harm to local community, etc)?

    a. In brief, we anticipate DC Blox's investment for full buildout of the site to be approximately $850M, while we anticipate our tenant's investment may be 2x that number. We anticipate approximately 35 new jobs will be created, and as noted above, these positions will be well paid positions in an in-demand career field.

6. What is the total expected value of any community benefit agreement (CBA), and will the community be consulted for how any funds are directed?

    a. As noted above, we are in the early stages and are developing what revenues and benefits will be provided to the community. We embrace working with the

community to determine how funds are directed. To the extent we have any say or control over it, we absolutely want to engage with the local community to determine the best and most effective use of any revenues or payments. It is important to us that we are meeting the local needs as much as possible.

Zoning / Site Plan:

1. As industrialized zoning focuses on more and more data center development from being purely local-siting projects to becoming strategic, interstate energy infrastructure has there been verbal discussions or any documentation mentioning putting this project under federal jurisdiction?

    a. No, DC Blox is happy to further discuss but does not understand the context of the question.

2. The statement of commitments indicates that building height for all three buildings will be 60 feet. Per the zoning ordinance, the max height for buildings in I-3 is 35 feet. Are you seeking a variance for building height, and if so, why is it not included in the cover letter for public notice?

    a. The property does not require a variance for building height, given the setback. I-3 building height limit is 35-feet along a transitional yard. The rear of the property is considered a transitional yard, however, the other three sides are not. The rear transitional yard setback is 100'. Beyond the 100 transitional setback, the building height can increase by 1' for every 1' beyond the setback. To accommodate a 60' building, the closest building would need to be a minimum of 125' from the property line. The closest building is 470' from the rear property line, thus a variance is not required.

3. Would DC Blox be able to share an updated site plan that shows more detail about the utility yard, including where on the property the generators will be located?

    a. Yes, we will update our website to depict. All generators face the interior of the property and are depicted in shaded yellow on the site plan.

4. It is difficult from the site plan to see the exact distance from Building 2 to Irvington Community Elementary School. Given the proximity to the elementary school, will any outdoor storage require fencing or walls that are higher than 10" (which is the allowable height within the zoning ordinance)? If so, do you plan to seek a variance for this purpose?
    a. Our current site plan estimates around 580' from Building 2's north wall to the elementary school. There will be no generators or utility yard between building 2 and the elementary school. DC Blox will screen generators from the public right of way. A fence will encircle the property and will not be any taller than 10 feet.

DC BLOX

DC BLOX Thunderbird Data Center in Indianapolis

Notice of Public Hearing Metropolitan Development Commission

The meeting date has changed to June 11, 2026 at 1:00PM at 200 East Washington Street, Indianapolis, IN.

FULL LEGAL NOTICE →

About the Project

DC BLOX is planning a data center site in Indianapolis to support the growing demand for digital infrastructure across the Midwest. The project is geared in phase 1 for smaller-scale applications including regional network communications and local data processing. The applications for phase 2 are still to be defined.

The Thunderbird Commerce Center is a redevelopment of the former Ford Visteon manufacturing site in the Indianapolis area. The site housed a major automotive

components factory established in 1956-1957. The factory ultimately closed in 2007 and was demolished in 2017. The site was acquired in 2021 and renamed the Thunderbird Commerce Center with the intent to repurpose it for logistics, manufacturing, and job creation in the Indianapolis area.

The site is zoned I3 – Heavy Industrial. DC BLOX's data centers are typically classified and approved in Light Industrial zoned locations. DC BLOX is proposing to reduce the number of planned parking spaces from 420 to 100 at the site to minimize asphalt paving.

DC BLOX is committed to working with local labor unions to support the development of this project.

The DC BLOX data center planned for one of the site parcels will be a low-impact, high tax revenue facility that will help bring greater access to many of the digital services we use every day — and our people-first approach fosters long-term partnerships that benefit every community we serve.



Preliminary rendering of the data center at full build-out

Thunderbird Commerce Center Project Details

As shown on the attached data center site plan, the campus will include:

- A one-story 80,000 +/- square foot data center
- A two-story 140,000 +/- square foot data center
- A two-story 190,000 +/- square foot data center

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 larger buildings and will likely begin construction in two years and be completed in four years.



Publicly Submitted Documents

PLAN OF OPERATION →

STATEMENT OF COMMITMENTS →

Construction Jobs

The DC BLOX data center will employ 600 workers at the peak of construction. Estimated trades employed overall are 35% electricians and low voltage workers; 25% mechanical systems workers: pipe fitters, plumbers, ductwork; 10% concrete laborers, and 30% various finish trade workers: drywall, painting, etc. Labor costs are estimated to be approximately $320 million of the $800 million for total construction.

DC BLOX is committed to working with local labor unions to support the development of this project.

Project Status & Timeline

Our Indianapolis project is currently in the evaluation phase. As plans progress, DC BLOX will share updates with the community while working with local officials and regulatory agencies.

What to Expect During Development & After

Once approved, construction would occur in phases over approximately four years. DC BLOX will work closely with local officials and contractors to minimize disruption and maintain safe, efficient job sites. Once operational, the facility runs quietly and securely, with a small on-site team managing day-to-day operations.

Environmental Responsibility

DC BLOX designs and operates its facilities with a focus on energy

efficiency and responsible resource use. And with a history of heavy industry on the proposed site, DC BLOX will fully comply with recently enhanced Indiana Department of Environmental Management (IDEM) and Environmental Restrictive Covenant (ERC) requirements.

DC BLOX Conformance Letter →

AES Indiana Statement on Energy Costs

Supporting Growth in Central Indiana with Transparency & Commitment

AES Indiana is planning for data center growth without raising energy costs for existing customers. As outlined in its commitment to transparency and responsible growth, the utility says its approach is designed to protect current residents and businesses from higher rates while supporting Central Indiana's expanding energy needs. The company plans to spread infrastructure costs across increased electricity demand, rather than shifting those costs onto existing customers.

This approach has been reviewed through AES Indiana's Integrated Resource Plan (IRP), a public process that evaluates future demand and cost to ensure power is delivered safely, reliably, and affordably. AES Indiana's plan supports growth while keeping current customer rates stable.

AES Indiana Statement →

Addressing Common Questions & Concerns

What is a data center?

Who is DC BLOX?

Why Indianapolis?

Will my power bill go up?

Will it use a lot of water?

Will this project impact my neighborhood?

Are there health risks from living near a data center?

How does this project benefit community residents?

Do data centers heat up nearby land surface temperatures?

At DC BLOX, we live by our values: **Trust, Teamwork, Transparency**.

Our Commitment to the Community

DC BLOX is committed to being a transparent and engaged partner throughout the evaluation and development process. We will work with local stakeholders, officials, and community members to share information, answer questions, and incorporate feedback where possible.

Community Benefits

Job Creation

Economic Growth

Data centers create jobs across multiple phases, starting with construction roles such as contractors, trades, and project management. Once operational, they support skilled positions in facility management, engineering, security, and IT. They also drive indirect employment by creating demand for local vendors, service providers, and regional infrastructure, contributing to sustained economic activity over time.

Data centers generate significant tax revenue, often among the highest per square foot of any commercial development. This revenue helps fund local priorities. Their presence also attracts additional businesses and development to the area, reinforcing broader economic growth over time.

Community Partnerships

Where DC BLOX builds and operates, benefits to the community follow. We actively engage with local stakeholders to understand community priorities and collaborate on programs that support education, workforce training, and regional development. Our approach is rooted in long-term partnership, ensuring our presence contributes positively to the communities we serve.

DC BLOX in Action

DC BLOX is committed to joining community and business leaders to support growth and collaboration where we build our data centers. Community partnerships are a cornerstone of our mission to *serve locally and connect globally* with the intent of building strong connections that extend beyond our data center facility into the community we serve. We are dedicated to supporting organizations, initiatives, and events that strengthen, advance education, promote innovation, and create meaningful local impact.



Economic Value to Marion County

Capital Investment

Job Multiplier Effect

$2.0 to 2.2 Billion

Long-term investment strengthening the local tax base for schools and services

(Project estimate)

7.4x

Each direct data center job creates 7.4 additional indirect jobs in the economy

SOURCE: CBRE RESEARCH →

Tax Revenue & Public Investment

Data centers are among the most capital-intensive forms of development compared to other industries that could occupy the Thunderbird site. If developed, the proposed Indianapolis facility will be among the largest property-tax contributors in Warren Township/Marion County.

In addition to direct tax contributions, the project is expected to stimulate broader economic activity, further supporting local and regional tax revenues through job creation, vendor partnerships, and increased business activity.

Third Party Data Center Impact Reports

How DC BLOX Built Trust While Others Face Rejection

DC BLOX prioritizes engaging proactively with communities and investing in local relationships. While other data center operators face rejection, DC BLOX is winning approvals by building genuine partnerships and trust with communities.

INSIGHT FROM ANALYTICS ARTICLE →

Data Centers Contribute $2.1T to the U.S. Economy

The data center industry has emerged as a catalyst for economic growth, positively influencing several other aspects of the U.S. economy, including employment, labor income, and tax contributions to federal, state, and local governments.

PWC DATA CENTER NATIONAL IMPACT STUDY →

How Data Centers Are Becoming Part of Our Communities

A PwC study found that data centers provide a 6x multiplier of indirect or induced jobs, across the US, for every direct job they provide.

PWC INSIGHTS →

What is Driving the Need for More Data Centers?

We All Are.

A data center is a specialized facility that houses the “brains” of digital services: computers, software, and networking equipment that store, process, and transmit data. These facilities contain servers, storage systems, and network infrastructure that power the applications and services businesses, governments, and individuals rely on every day.

The growing demand for digital services is driving the need for expanded data center capacity. All the digital tools and services people rely on (such as internet browsing, online shopping, streaming services, social media, healthcare systems, emergency services, and more) depend on digital infrastructure to function. Anyone who uses the internet or a smartphone relies on data centers to access these services at work, home, and school.

As demand continues to increase, communities without sufficient digital infrastructure may experience slower service performance, reduced reliability, and could face limitations in accessing new applications and technologies in the future. Continued investment in local data centers helps ensure that local

businesses, public institutions, and residents have reliable access to the digital services that are essential to our daily lives.

Tell Us What You Think

As we introduce this project to the Indianapolis community, we are committed to transparency and thoughtful engagement every step of the way. We welcome your questions, comments, and concerns. Your insights help us align the project with local priorities and deliver long-term value to the community.

Name *

First

Last

Email *

Zip Code

Do you support this project? *

- Yes
- No
- Not Sure

- [x] Keep me informed about DC BLOX project updates

Submit

From: Megan Lapa
To: PlannerOnCall
Subject: Formal Remonstrance: Case Nos. 2026-CVR-815 & 2026-CPL-815
Date: Friday, June 5, 2026 4:32:37 PM

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Case Nos. 2026-CVR-815 & 2026-CPL-815

Subject Property: 305 Fintail Drive, Indianapolis, Indiana 46219

To the Department of Metropolitan Development and the Hearing Examiner:

I am Megan Lapa, a resident of District 14 and a formal remonstrant. My residence is within one-third of a mile of the proposed development - a directly impacted neighbor asking the Hearing Examiner to evaluate what the public record reveals: the petitioner has fundamentally failed to satisfy the statutory standards required for a variance of use on multiple independent grounds, each of which is individually sufficient for denial.

All referenced exhibits are included with the attached PDF.

I. THE APPLICABLE LEGAL STANDARD

Under Indiana Code § 36-7-4-918.4 and Chapter 740, Article VII of the CZSO, the Commission may not grant a variance unless the petitioner proves all five statutory criteria. Indiana courts have held that failure to establish even one element defeats the entire variance request. Sam's E., Inc. v. United Energy Corp., Inc., 927 N.E.2d 960, 964 (Ind. Ct. App. 2010). The five required findings are:

* Finding 1: Approval will not be injurious to public health, safety, morals, and general welfare.
* Finding 2: The use and value of adjacent property will not be affected in a substantially adverse manner.
* Finding 3: The need for the variance arises from a condition peculiar to the property.
* Finding 4: Strict application of the zoning ordinance will constitute an unnecessary hardship.
* Finding 5: Approval does not interfere substantially with the comprehensive plan.

The petitioner cannot meet this burden on any of the five findings.

II. FINDINGS 3 & 4: THE PETITIONER CANNOT ESTABLISH A PECULIAR PROPERTY CONDITION OR UNNECESSARY HARDSHIP

A. The Petitioner's Own Development Partner Destroyed the Hardship Argument on the Record

At the April 27, 2026 community forum, Vincent Ash Jr., SVP of Development and Operations at Lauth Group (DC BLOX's local development partner), stated at timestamp 50:54:

"It's zoned I-3 which allows for a lot of different uses. There's a lot of other uses that can move forward…probably

a lot more egregious than a data center would be."

This is a direct, on-the-record admission that 305 Fintail Drive – right now, under its existing I-3 zoning, without any variance – is fully capable of being put to numerous profitable, conforming industrial uses. Under McFadden v. Bd. of Zoning Appeals, 337 N.E.2d 576, 580 (Ind. Ct. App. 1975), that admission is legally fatal to both Finding 3 and Finding 4. If a property can be put to any profitable conforming use, a variance cannot be granted.

Mr. Ash is not a lay observer unfamiliar with zoning law. He served as an MDC Commissioner from September 2022 through December 2023, personally evaluating variance petitions under the exact IC § 36-7-4-918.4 framework at issue here, and holds a Master of Urban Planning from USC (see Exhibit A). Mr. Ash is, by any reasonable measure, among the most institutionally fluent people in Indianapolis on the subject of zoning, variance proceedings, and the precise legal standards governing this hearing.

His statement was deliberate and informed. The petitioner cannot simultaneously rely on his expertise to advance this project and discount his on-record admission of its legal implication.

DC BLOX's own SVP of Sales reinforced this at the same forum (timestamp 22:16): "We have to go through a zoning variance because we're not a named use for I-3." The site requires a variance because data centers are not permitted – not because conforming uses are impossible.

B. The Site Was Selected for Its Competitive Advantages, Not Its Hardships

DC BLOX's own written Q&A responses (Exhibit B) explain how this site was chosen: "DC BLOX targeted properties with heavy industrial zoning (I-3), strong fiber connectivity, and existing utility infrastructure…required minimal utility upgrades due to the existing substation."

Every feature cited as a reason for selecting this parcel is a commercial advantage – not a hardship. A petitioner that deliberately sought out a parcel for its infrastructure strengths cannot then characterize those same features as a structural hardship requiring relief from the zoning ordinance.

C. The Speculative Demand Problem (Finding 4 Fails Independently)

DC BLOX's own Q&A confirms: "We do not have a customer or workload contracted for Buildings 2 or 3." (Exhibit B.) Buildings 2 and 3 represent more than 80% of the total campus footprint (330,000 of 410,000 square feet) and 50 of the 56 proposed diesel generators. DC BLOX's own public website states: "The applications for phase 2 are still to be defined" (Exhibit C). The Commission cannot make affirmative statutory findings for uses the petitioner itself cannot yet describe. A hypothetical future tenant is not a present hardship.

D. The Tax Revenue Claims Are Materially Misleading

DC BLOX has represented that this project will generate "5–7x the tax revenue" of comparable industrial uses. That claim is materially incomplete in three documented respects.

First, the equipment investment driving the 5–7x claim may generate no local personal property tax at all. DC BLOX's own Q&A confirms it is actively engaged in the IEDI intake process under IC § 6-1.1-10-44 – the exact program that would exempt $1.3 to $1.4 billion in tenant equipment from the personal property taxation funding Warren Township schools, Indy Fire, and Indy Police. Those terms have not been finalized and will not be finalized until after this variance is granted. DC BLOX's own Tax Abatement Fact Sheet states: "Exact abatements for this project will be determined after zoning approval."

Second, IC § 6-2.5-15 provides up to 50 years of sales tax exemption on qualifying data center equipment – the documented operating pattern for Indiana data center projects, established by a June 2026 WTHR-13 investigation

finding $655 million in statewide exemptions IEDC had not been publicly disclosing (Exhibit D and E). DC BLOX claimed unfamiliarity with this program at the May 21 meeting.

Third, DC BLOX's own Abatements slide (Exhibit F) confirms that the single largest projected tax line item – $11.5 million, representing 36% of the total $31.9 million – does not flow to schools, fire, or police, but to the Irvington-Brookville Road TIF district, administered by the MDC as Redevelopment Commission, for capital improvements to parks and commercial areas. The $10.2 million to Warren Township schools is the post-TIF figure. This Commission cannot weigh claimed community benefit against documented public health costs on the basis of projections that omit applicable exemptions, rest on unfinalized abatement terms, and mischaracterize 36% of the total as direct community benefit.

III. FINDING 1: THE PROPOSED DEVELOPMENT WILL BE INJURIOUS TO PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE

A. Active Subsurface Contamination – Documented by State Records

The petitioner has characterized the site's environmental history as resolved, citing Ford's Certificate of Completion and the IDEM Covenant Not to Sue. This characterization is directly contradicted by IDEM's own Comfort Letter (Exhibit G), which confirms that residual contamination remains – including the 1.5-acre Northern Plume and the 11.75-acre dominant segment of the Southern Plume located directly beneath Block A. The petitioner is not proposing to build adjacent to the contamination epicenter. It is proposing to build directly on top of it.

The Comfort Letter also confirms that shallow and intermediate groundwater zones maintain a radial outward flow from the center of the former Ford facility, with Vinyl Chloride already detected in off-site monitoring wells. Groundwater is actively migrating outward from beneath Block A toward the Pennsy Trail and Irvington Community Elementary School. No independent hydrogeological risk assessment evaluating construction impacts on plume migration has been submitted, and no assurances to the safety of the general public have been offered by the petitioner.

B. The 244× Vinyl Chloride Exceedance: A State-Documented Vapor Hazard

August Mack Environmental Vapor Intrusion Evaluation Report (VFC #83733615, dated December 5, 2024) documents that when the adjacent Monarch/Reyes building's Vapor Intrusion Mitigation System (VIMS) was deactivated for 43 days, Vinyl Chloride at sub-slab vapor port VP-4 reached 489 µg/m³ (Exhibit H). IDEM's Published Level for residential indoor air is 2 µg/m³ – the operative standard given IDEM's confirmation that this plume is migrating toward residential and school populations (Exhibit I). The 489 µg/m³ unmitigated reading exceeds that residential standard by more than 244 times.

Block A – 305 Fintail Drive – has no Vapor Intrusion Mitigation System. The active Replacement ERC explicitly requires that a vapor intrusion evaluation be completed and any necessary mitigation installed before any new occupied building is constructed on Block A. That evaluation has not been submitted, reviewed by IDEM, or approved. The petitioner is seeking permanent zoning rights to construct three buildings before satisfying its own pre-construction environmental requirements.

C. 56 Diesel Generators in a Documented Failing Airshed

Marion County carries a failing grade for both ozone and 24-hour particle pollution under the American Lung Association's 2026 State of the Air Report, ranking 11th worst nationally for annual particle pollution. On June 4, 2026 – one week before this hearing – the Indianapolis Office of Sustainability issued a Knozone Action Day declaring air quality "Unhealthy for Sensitive Groups," advising children, older adults, and anyone with asthma or heart disease to remain indoors (Exhibit J). DC BLOX proposes to introduce 56 industrial diesel generators at full

buildout into this same airshed.

The petitioner's most recent Statement of Commitments adds Diesel Particulate Filters (DPFs) on each generator. DPFs address fine particulate matter only. They have no effect on nitrogen oxide (NOx) emissions. The large, high-horsepower diesel engines used for data center backup generators must start instantly and take on massive electrical loads. They operate under high combustion temperatures and pressures—the exact conditions that create Nitrogen Oxides (NOx) – the primary precursor to ground-level ozone, the exact pollutant that triggered the June 4 Knozone Action Day.

D. Open Enforcement Proceedings Foreclose an Affirmative Finding 1 Determination

On May 22, 2026, formal complaints regarding active brownfield exposure violations at this exact location were logged with the City of Indianapolis Office of Environmental Services (Request No. 26-00080198) and IDEM (Incident ID 123837). On May 26, IDEM's Complaint and Information Coordinator confirmed Incident ID 123837 has been formally referred to both IDEM's Air Compliance branch and the Voluntary Remediation Program for field investigation (Exhibit K). Both proceedings remain open and unresolved as of this submission.

This Commission cannot make an affirmative finding that this development "will not be injurious to the public health, safety…and general welfare" while the petitioner is simultaneously under investigation for ongoing violations of the very environmental protocols designed to protect the community they want to build in. Finding 1 fails. This Commission should not move faster than IDEM.

IV. THE ERC/SMP COMPLIANCE PATTERN DEFEATS TRUST IN THE PETITIONER'S COMMITMENTS

The active Replacement Environmental Restrictive Covenant (Exhibit L) binds the owner and all agents, contractors, and assigns in perpetuity and incorporates the IDEM-approved Soil Management Plan (SMP Document #83326683) by reference – making SMP compliance a deed-recorded legal obligation enforceable by the State of Indiana.

The record documents a gap between what the SMP requires and what independent evidence shows was occurring across an eleven-month period of active earthwork on Block A. The SMP requires fugitive dust control – no suppression practices or equipment have been documented as present. The SMP requires stockpiled soils be covered with plastic sheeting and surrounded by silt fence – large stockpiles have been documented without either. The SMP requires a Health and Safety Plan and HAZWOPER-trained workers when contamination exceeds direct contact screening levels – which it does on Block A – and neither has been submitted. The ERC requires a minimum two-foot clean soil and vegetative barrier across all uncovered areas – the entire surface has been stripped to bare contaminated soil.

These gaps are established by five independent sources: the petitioner's own contractors celebrated fugitive dust with no suppression measures under the heading "Thunderbird Commerce Center construction update" (Exhibit M); IndyStar aerial photography documented the same conditions in April 2026 (Exhibit N); Mirror Indy photography documented massive stockpiles visible from the Pennsy Trail in June 2026 (Exhibit N); the City's own DMD planning staff documented the same conditions in government aerial photography (Exhibit N); and DC BLOX's own commissioned property value report contains corroborating site photographs (Exhibit N). These gaps triggered two open government enforcement proceedings – IDEM Incident ID 123837(Exhibit K) and City OES Request 26-00080198 – both unresolved as of this hearing.

The petitioner may attribute this conduct to Lauth Group. That argument fails as a matter of law – the ERC binds the owner and all agents and contractors, and DCB cannot satisfy its deed-recorded obligations by pointing to the contractor it hired to perform the very work those obligations govern.

The obligations at issue are among the most basic attached to this site: cover your stockpiles, suppress your dust, maintain a soil barrier. They were written into the deed and ignored anyway – while the contractor celebrated publicly. This Commission is being asked to trust that the same petitioner will honor far more complex, far less visible commitments over a 25-acre toxic plume. The compliance record before this Commission does not support that trust. Nor does the corporate structure behind it: every commitment in the Statement of Commitments is made by DCB Indianapolis, LLC – a Delaware special purpose entity formed November 25, 2025, six months before this hearing, that did not exist when the Environmental Restrictive Covenant it claims to honor was recorded on March 21, 2025 (see Exhibit O).

V. FINDING 2: ADJACENT PROPERTY USE AND VALUE WILL BE SUBSTANTIALLY ADVERSELY AFFECTED

A. The Noise Commitment Is Structurally Inadequate

The petitioner has committed to maintaining noise levels below 65 dBA at the property line. A-weighting (dBA) is specifically designed to approximate human sensitivity to conversational frequencies – it is intentionally blind to low-frequency sound. Data center mechanical infrastructure (cooling systems, transformers, generator standby) generates substantial energy in the low-frequency range, measured in C-weighted decibels (dBC). A 65 dBA commitment can coexist with significant, continuous low-frequency dBC emissions that the measurement standard simply does not capture.

There is no dBC cap, no independent acoustics engineering study, and no commitment to monitor DBC or revisit noise standards as the campus scales to 56 generators. The acoustic burden on adjacent properties is not fixed – it grows with each phase, permanently, with no mechanism for review or remedy after vested rights are granted. Irvington Community Elementary School sits directly across the Pennsy Trail from this campus boundary.

B. The Petitioner's Commissioned Property Value Report Does Not Satisfy Its Burden

The petitioner has submitted a consulting report (Integra Realty Resources, May 4, 2026) concluding that adjacent residential values will not be substantially adversely affected. This report does not meet the petitioner's evidentiary burden for three reasons.

First, the comparables are not comparable. IRR analyzed data centers at five Indiana locations: AWS in New Carlisle, Microsoft in LaPorte, META in Jeffersonville, Google in Fort Wayne, and Lifeline in Indianapolis. Not one is a brownfield with an active ERC, an open IDEM enforcement investigation, a 25-acre subsurface contamination plume with a 244× Vinyl Chloride exceedance, documented fugitive dust violations, or an elementary school and trail along its property line.

Second, the analysis is backward-looking. IRR measured historical Zillow Zestimate changes for existing, operating data centers. The relevant question under Finding 2 is what will happen to adjacent values if this variance is granted.

Third, the report does not address the Pennsy Trail at all – the primary amenity structuring residential property values throughout the Irvington corridor. The petitioner's only trail commitment is an unspecified annual gift to the Parks Alliance general fund for five years, with no floor amount, no construction obligation, and no legal mechanism for enforcement after the variance is granted.

VI. FINDING 5: APPROVAL WOULD DIRECTLY SUBVERT THE CITY'S COMPREHENSIVE PLANNING TRAJECTORY

A. The City-County Council Has Unanimously Directed a Pause

On May 4, 2026, the Indianapolis City-County Council unanimously passed Proposal No. 158, urging the Metropolitan Development Commission to implement a temporary pause on data center approvals while the city finalizes updated regulatory standards. The resolution passed without a single dissenting vote. It states explicitly that the current county code “does not sufficiently define or regulate the unique environmental and industrial impacts” of data centers.

The legislative vehicle giving that directive concrete form is Proposal No. 2026-AO-001, the draft SU-47 Special Use District ordinance for data center development, currently before this Commission as Docket No. 2026-AO-001. The gap between what SU-47 would require and what DC BLOX has submitted is a matter of direct comparison, not interpretation.

B. SU-47 Requirements That This Variance Would Permanently Bypass

If this variance is granted today, DC BLOX will hold legally protected, vested nonconforming use status that permanently immunizes a 78-megawatt facility from the following standards currently being drafted into law:

* Mandatory independent noise study and mitigation plan by an acoustics engineer (SU-47 § 9(h)) – not the dBA-only threshold DC BLOX has submitted.

* Generators limited to emergency use only, with all testing prohibited between 5:00 p.m. and 7:00 a.m. (SU-47 § 5) – DC BLOX’s commitments permit monthly daytime testing.

* Mandatory water management plan detailing cooling needs, blowdown disposal, and emergency drainage pathways over contaminated groundwater (SU-47 § 9(f)).

* Mandatory decommissioning plan (SU-47 § 9(i)) – critical for a permanent facility over a 25-acre toxic plume. DC BLOX has submitted nothing.

* Mandatory greenway enhancements when a multi-use path is adjacent (SU-47 § 8), including trailheads, restrooms, and amenities – not an unspecified annual gift to a general fund.

DC BLOX’s own Q&A acknowledges this directly: “While DC BLOX is not subject to the proposed Indianapolis guardrails, DC BLOX has made amendments to its commitments to closely align with the guardrails.” (Exhibit P). “Closely align” is not “comply with.” Once vested rights are granted, that gap becomes permanent and unreviewable.

C. The Vested Rights Problem Is Permanent and Irreversible

A variance of use, once granted, runs with the land in perpetuity. It creates a legally vested nonconforming use that subsequent ordinances cannot reach retroactively without triggering a taking. Granting this variance today does not merely allow DC BLOX to build under the current framework – it permanently removes this specific 32.5-acre parcel from the reach of every data center standard the city finalizes tomorrow.

Buildings 2 and 3, which represent more than 80% of the campus footprint and have no contracted customers, would receive the same permanent vested rights grandfathering as Building 1. The city would be permanently locked out of applying its new data center standards to 330,000 square feet of uncontracted industrial capacity in exchange for nothing currently identifiable.

VII. CONCLUSION AND RELIEF REQUESTED:

When compared against the five statutory criteria to qualify for a variance of use, the record before this Commission is not even close. The petitioner's own agents admitted conforming use capacity on the record. A 244× vapor hazard is documented beneath the proposed footprint. Two government enforcement investigations remain open. The

petitioner's own tax revenue projections omit statutory exemptions it is actively pursuing and rest on abatement terms that will not be finalized until after this variance is granted. The petitioner's own contractors celebrated the absence of the most basic deed-required site controls across an eleven-month documented period. The city voted unanimously that the current framework is inadequate. Each failure stands alone. Together they make denial the only legally available outcome.

Primary Relief – Absolute Denial of Both Petitions. The petitioner has failed to carry its burden of proof on all five statutory findings required under IC § 36-7-4-918.4. Findings 3 and 4 fail as a matter of law based on the petitioner's own on-record admissions. Finding 1 fails based on authenticated IDEM measurements and two open government enforcement proceedings. Finding 2 fails based on an inadequate noise commitment and inapplicable property value comparables. Finding 5 fails based on the unanimous legislative direction of the City-County Council. Under Sam's E., Inc. v. United Energy Corp., 927 N.E.2d 960, 964, failure on any single finding requires total denial of both petitions.

Alternative Relief – Continuance Pending IDEM Investigation and SU-47 Finalization. If outright denial is declined, it is requested that the Commission stay all proceedings until: (a) IDEM formally concludes Incident ID 123837 and issues a written determination on the petitioner's compliance with the ERC and SMP governing Block A; and (b) the SU-47 framework is finalized and enacted. This Commission should not move faster than IDEM.

Respectfully submitted,

Megan Lapa

District 14 Resident & Formal Remonstrant

Directly Impacted Property Owner within 1/3-Mile Zone of Impact

June 5, 2026

Blackham, Kathleen

From: dale lawrence <iamstuffe@yahoo.com>
Sent: Tuesday, June 9, 2026 3:30 PM
To: PlannerOnCall
Subject: No Data Center

Please recognize me at vehemently opposed to the proposed data center on Indianapolis's east side.
Dale Lawrence
106 S Emerson Ave
Indpls 46219
317-496-4355

Virus-free.www.avast.com

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 1:07 PM
To: Blackham, Kathleen
Subject: FW: Little Flower resident strongly opposed to the DC Blox Data Center proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Lauren Lay <laylauren@gmail.com>
Sent: Thursday, June 11, 2026 10:57 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Little Flower resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Lauren Lay and I am an East Side resident of Indianapolis. I live at 1301 N Bancroft St, Indianapolis, IN 46201.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Lauren Lay District 13 1301 N. Bancroft Street, Indianapolis, IN 46201

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 3:34 PM
To: Blackham, Kathleen
Subject: FW: IRVINGTON DATA CENTER

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: PlannerOnCall <PlannerOnCall@indy.gov>
Sent: Thursday, June 11, 2026 3:19 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: FW: IRVINGTON DATA CENTER

Adrienne D. Baker | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Tami Linville <tamilinville84@gmail.com>
Sent: Thursday, June 11, 2026 2:31 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: IRVINGTON DATA CENTER

I am in opposition

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 7:36 AM
To: Blackham, Kathleen
Subject: FW: Regarding the DC Blox data center proposal at the former Ford Plant

From: Lisa Smith <lisaasmith303@gmail.com>
Sent: Thursday, June 11, 2026 7:35 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Regarding the DC Blox data center proposal at the former Ford Plant

To whom it may concern,

At this point, the evidence of damage to communities hosting hyperscale data centers is undeniable. To ignore that for whatever promises are being made is to imperil our entire community for nothing.

The construction noise and damage, the water usage and pollution, the noise of data center operations, the electrical usage and ensuing utility price hikes, the power usage that pressures the electrical grid and will cause more pollution than ever in a state dependent upon coal power, the contribution to the heat island effect, and the staggering carbon footprint that threatens to push the climate change disaster into tipping points unimaginable in the last 50 years...all of these are the price for...what? A handful of promised jobs?

And to give tax breaks on top of all of that is a real kick in the pants. Corporations have long promised job creation as a fair trade for tax breaks. For thousands of jobs? MAYBE the math worked out. But even someone with my lousy math skills can understand that tax breaks in the millions and even billions can never be made up in places with only temporary construction jobs (with no guarantees of hiring local workers) and a handful of permanent employees. The math doesn't work.

All of this for a speculative industry only making money from stock valuation and not an actual profit model. AI companies, even the biggest ones, are not making a profit. That's because this is an experiment, not a business model. There is no demand for their product, so they're shoving their product at us from every direction, telling us this is an "everything" machine, that will solve all our problems (they cannot show us how yet), is all inevitable and that "we" have to "win" this "race" or "someone else (possibly nefarious)" will. I know when someone is bullshitting that is all some serious bullshit.

None of this is inevitable. No one even wanted it except for a handful of billionaires who wanted to be first to build "artificial intelligence", while saying that its existence is dangerous and that it will probably destroy the job market. Does this sound like the kind of people we should trust to build in our communities when we already know the damage they have caused in other ones?

It comes down to this: we don't need this data center, we don't want this data center, we will not benefit IN ANY WAY from this data center. And to hand over our community's future to AI speculators in a time when our economic futures are being crushed by an economy that has us already teetering on the brink, is inexcusable madness. We can do far better than this and we must. Do not let them in.

No data center. Not now, not ever.

--
Sincerely (written by a human and not AI),
Lisa Smith
31 S Audubon Rd Apt B1
Indianapolis, IN 46219

Blackham, Kathleen

From: Jessica Lynch <jessica.lynch101423@gmail.com>
Sent: Monday, June 8, 2026 10:48 AM
To: PlannerOnCall
Subject: Please Oppose the Proposed DC Blox Thunderbird Data Center

Dear representatives of the MDC,
My name is Jessica and I am an East Side resident of Indianapolis.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am strongly opposed to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.
Cancer-causing groundwater contaminants affecting 1753 residents: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
Danger to school children – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
Resource Drain – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
Little community benefit vs. major corporate benefit – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.
The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Jessica Lynch

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 8:42 AM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

From: alicia macdonald <amacdonald22@gmail.com>
Sent: Thursday, June 11, 2026 8:26 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,
My name is Alicia MacDonald and I am an East Side resident of Indianapolis. I live at **5760 Lowell, Indianapolis IN 46219** .
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

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I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

-Alicia

Blackham, Kathleen

From: JudyKevinMadison <kejuma@sbcglobal.net>
Sent: Tuesday, June 9, 2026 11:53 AM
To: Patz, Bryce; Nielsen, Andy; Hart, Michael-Paul; PlannerOnCall
Subject: OPPOSE DC BOX DATA CENTER IN IRVINGTON

I oppose the DC Box Data Centers at the old Ford plant

Judy Jones
An Irvington resident

Blackham, Kathleen

From: Sean Matusko <sdmatusko@gmail.com>
Sent: Tuesday, June 9, 2026 10:09 AM
To: PlannerOnCall
Subject: DC Blox data center

Hello,

I'm writing regarding the proposed data center on South Kitley in Irvington. I wish to express a massive disagreement with this proposal. Anyone that cares about the well being of Pennsy Trail users and the students of Irvington Elementary School should oppose this data center as well. The center would be right next to both of these places. The impacts of the pollution and noise is massive. The dozens of diesel generators severely impacts local air quality. Why would anyone want that next to a trail or children playing at recess? These centers are also very loud, and they are constantly loud. Over 90 decibels. This is an unhealthy volume for humans. It will also distract and make learning more difficult. I understand this lot is zoned for industrial use, but most of the neighboring industries are warehouses, not huge structures like the one proposed. Please reconsider this proposed project. Thank you for your time.

Sean Matusko

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 6:47 AM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Alesha McCarty <amccarty3@gmail.com>
Sent: Thursday, June 11, 2026 12:17 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,
My name is Alesha McCarty and I am an East Side resident of Indianapolis. I recently purchased the property and home at 2505 E. 17th St, Indianapolis, in 46218, in hopes that it would be our forever home. My husband and I are starting a family and due in August.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
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- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
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I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Alesha Kelly Anne McCarty
2505 E17th ST, Indianapolis, IN 46218

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 6:48 AM
To: Blackham, Kathleen
Subject: FW: Oppose DC Blox Data Center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: K Mac <kyle.mcclarnon@gmail.com>
Sent: Thursday, June 11, 2026 6:43 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Oppose DC Blox Data Center

Dear representatives of the MDC,
My name is Kyle McClarnon and I am an East Side resident of Indianapolis. I live at 5425 E. Pleasant Run Parkway South Drive.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
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(site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

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I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Kyle McClarnon
5425 E. Pleasant Run Parkway South Drive

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 1:05 PM
To: Blackham, Kathleen
Subject: FW: Data centers, present and future

Bryce Patz (he/him/his) | Administrator - Current Planning Current Planning | Department of Metropolitan Development | City of Indianapolis bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966 ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner Citizen Access Portal

-----Original Message-----
From: Heather McIntosh <highwater1969@yahoo.com>
Sent: Thursday, June 11, 2026 11:55 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Data centers, present and future

Hello, All.
There are a lot of issues with data centers - water, electricity, fire safety, etc. Not a lot of people are mentioning infrasound. Infrasound is very difficult to mitigate and can travel for miles. Can you imagine making people sick, and disturbing wildlife, pets, our agricultural and zoo animals (particularly elephants) for a radius of MILES?
I am imploring you to not approve ANY data centers until we can address all of the health and infrastructure issues that come with them. Just a pause, a moratorium, until we can build them safely and sustainably.
Thank you for your time and public service.
-Heather McIntosh
(A resident of Little Flower in Indianapolis.)

Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 9, 2026 3:25 PM
To: Blackham, Kathleen
Subject: FW: Opposition to the Irvington Data Center for DC Blox

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Erin Merski <erin.merski@gmail.com>
Sent: Tuesday, June 9, 2026 1:53 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Opposition to the Irvington Data Center for DC Blox

Hello,

I am writing to communicate my very strong opposition to the proposed Irvington data center by DC Blox. As an Irvington homeowner for the past 8 years, I can confidently say our neighborhood does not want this project.

I'm seriously concerned about the strain it would pose on local infrastructure and the environmental impact. The damage being done to other communities in our country is visible and real and it is irresponsible to ignore it.

The Indianapolis city-county council passed a unanimous resolution last month calling for a pause on data center development in Indianapolis. THAT is what listening to residents looks like in action. I believe this should apply to any and all that are still seeking approval. We do not want data centers here.

I am unable to attend the hearing because it is scheduled in the middle of the day on a Wednesday, when I am working. **That timing makes it difficult for working residents to participate, but my absence**

should NOT be interpreted as support for this proposal.

I urge you to reject this proposal. The community has made its position clear: this data center is not wanted here.

If you allow DC Blox to build here, you are directly telling me that you do not care about the irreversible negative impacts this will have on my family's health and home. That despite knowing we vehemently don't want you here, you're going to force yourselves on us. Please don't do that. I love Indianapolis and I want to continue to love it for years to come.

Sincerely,
Erin Merski
44 Campbell

Blackham, Kathleen

From: PlannerOnCall
Sent: Wednesday, June 10, 2026 2:30 PM
To: Blackham, Kathleen
Subject: Fw: Opposition to Proposed DC BLOX Data Center at Former Ford Plant – S. Kitley Ave

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner | Land Use Petitions Forms & Fees
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Coltin Metzger <coltincmetzger@gmail.com>
Sent: Tuesday, June 9, 2026 8:41 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Opposition to Proposed DC BLOX Data Center at Former Ford Plant – S. Kitley Ave

To Whom It May Concern,

I am writing to formally express my opposition to the proposed $2 billion DC BLOX data center at the former Ford Plant site on the East Side of Indianapolis, off S. Kitley Ave and the Pennsy Trail.

This proposal is fundamentally incompatible with the surrounding neighborhood. Data centers are industrial in nature — they generate significant noise, consume enormous amounts of energy and water, produce little to no meaningful local employment, and create no community benefit for the residents who live nearby. Placing one in the middle of a residential city neighborhood ignores the long-term quality of life of the people who call this area home.

Beyond the operational impacts, a data center of this scale is a blight on the urban landscape. These are large, windowless, fenced industrial facilities that deaden the streetscape, reduce walkability, and depress the character of the neighborhoods around them. Once built, they lock up valuable land for decades with no benefit to the community.

The former Ford Plant site represents a significant redevelopment opportunity for the East Side. That land should be used in a way that reflects what the neighborhood actually wants and needs — whether that is housing, green space, mixed-use development, or local commercial activity. Approving a data center here would foreclose those possibilities for a generation.

I strongly urge the rejection of this proposal and to ensure that community input is meaningfully considered before any decision is made.

Respectfully,

Coltin Metzger

Blackham, Kathleen

From: Kimberly Milfort <kmilfort@gmail.com>
Sent: Tuesday, June 9, 2026 9:06 AM
To: Nielsen, Andy; PlannerOnCall; Patz, Bryce; Hart, Michael-Paul
Subject: Irvington resident opposed to data center

Dear representatives of the MDC,

My name is Kimberly Milfort and I am an East Side resident of Indianapolis. I live at 76 N Ritter Avenue, Indianapolis IN 46219.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of

permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

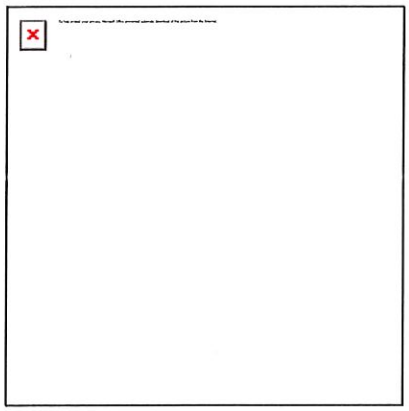
I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully

Kimber Milfort
76 N Ritter Ave, Indianapolis, IN 46219

Kim Milfort, BA, LMT, BCTMB, MT22508783
Owner: Believe the Body LLC
Call or text: 317-762-4127



Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 9, 2026 6:44 PM
To: Blackham, Kathleen
Subject: FW: Constituent Concern: Please Oppose the Proposed DC Blox Data Center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Shawndra Miller <writewords66@gmail.com>
Sent: Tuesday, June 9, 2026 4:51 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Fwd: Constituent Concern: Please Oppose the Proposed DC Blox Data Center

---------- Forwarded message ---------
From: **Shawndra Miller** <writewords66@gmail.com>
Date: Tue, Jun 9, 2026 at 4:49 PM
Subject: Constituent Concern: Please Oppose the Proposed DC Blox Data Center
To: <planneroncall@indy.gov>

Dear Indianapolis Metropolitan Development Commission,
My name is Shawndra Miller, and I am a constituent living in Irvington. I am writing to you today to express my strong opposition to the proposed DC Blox data center and to urge you to vote against any measures that would allow it to move forward.

This project, as it currently stands, poses significant educational, environmental, and financial harm to the members of our community.

My primary concerns are:
Educational Risk: The data center will be in close proximity (within 500 yards) of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers in cities such as Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

Resource Drain: We still do not have clear answers on how much of our precious water and energy resources this facility will consume. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

Community Benefit vs. Corporate Benefit: The potential burdens of this project—increased strain on infrastructure, environmental impact, and questions about property values—seem to far outweigh any promised benefits. Our community's well-being should not be sacrificed for corporate profit.

The east side residents of Indianapolis' District 14 and District 20 have made it clear that the public sentiment is strongly against this project. I stand with them.

I urge you to listen to your constituents, not corporate lobbyists. Please honor your duty to represent the people of Indianapolis by voting NO on any legislation or zoning variances that would enable this project to proceed.

Thank you for your time and your service to our community. I look forward to your response regarding your stance on this critical issue.

Sincerely,
Shawndra Miller
writewords66@gmail.com
ph. (317) 370-2464
fax (845) 559-2206

Blackham, Kathleen

From: Angelica Morales <amoral077@gmail.com>
Sent: Wednesday, June 10, 2026 10:53 AM
To: PlannerOnCall
Subject: Response to proposed S Kitley Ave Data Center in Indianapolis

To whom it may concern,

I am a resident of Marion County on the East side of the Metro and I disapprove of the proposed Data Center by DC BLOX. These centers are aggressively popping up throughout our country and without the knowledge or input from the very residents of communities affected.

We have been hearing for months and years from other states and residents the large negative impacts of these facilities. While I understand the need for economic and technical growth - that need does not, at all, out weigh the long and certain negative environmental impacts to our community and state. The health and safety of the residents of Indianapolis should always be the first priority - but those facilities will affect our environment and water supply and also affect us financially!

Please consider the communities comments about this proposal - as the people of Indianapolis, we want to be able to live and afford a good living but most important we want to live in a safe and healthy community.

Respectfully,
Concerned Marion County Resident

Angelica Morales

Sent from my iPhone

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Tuesday, June 9, 2026 12:18 AM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

From: Meghan Smith <smeghan1226@outlook.com>
Sent: Monday, June 8, 2026 8:26 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,
My name is Meghan Smith and I am an East Side resident of Indianapolis. I live at 32 N Kenyon St, Indianapolis IN 46219.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future

contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Meghan Smith
32 N Kenyon St

Blackham, Kathleen

From: Connie Nall <cwnall8118@gmail.com>
Sent: Tuesday, June 9, 2026 7:44 AM
To: PlannerOnCall
Subject: Data Center

Sent from my iPhone

Dear representatives of the MDC,
My name is Connie Nall and I am an East Side resident of Indianapolis. I live at **44 N Kenyon St.**
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only

tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Connie Nall
44 N Kenyon St.
Indianapolis, IN. 46219

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 8:41 AM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

From: Sarah <dogscatsgalore@aol.com>
Sent: Thursday, June 11, 2026 8:26 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Sarah Niehoff and I am an East Side resident of Indianapolis. I live at 20 N Ridgeview Dr.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3.

In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Sarah Niehoff

20 North Ridgeview Dr.

Indianapolis, IN 46219

Blackham, Kathleen

From: Marissa Norrgard <mdnorrgard@gmail.com>
Sent: Wednesday, June 10, 2026 10:46 AM
To: PlannerOnCall
Subject: NO DC BLOX DATA CENTER

Please DO NOT approve the data center pitched by DC BLOX on the East Side.

There is practically no benefit to the community and the side effects of building it will only hurt them. Unsustainable water needs, poisoned water practices, environmental impact, and barely any long-term jobs created or economical growth.

I am an Indianapolis resident (zip code 46256) and while I do not live on the east side, it is a place I visit regularly and building a data center is not the way forward.

VOTE AGAINST THIS DATA CENTER.

Thank you,

Marissa Norrgard
mdnorrgard@gmail.com

Blackham, Kathleen

From: Julie Ohl <esmack.44@gmail.com>
Sent: Tuesday, June 9, 2026 11:33 AM
To: PlannerOnCall; Patz, Bryce; Nielsen, Andy; Hart, Michael-Paul
Subject: Eastside Data Center

ear representatives of the MDC,
My name is Julie Ohl and I am an East Side resident of Indianapolis. I live at 929 Campbell Ave, Indianapolis IN 46219.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Julie Ohl
929 Campbell Ave
Indianapolis, IN 46219

Sent from my iPhone

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 8:16 AM
To: Blackham, Kathleen
Subject: FW: Irvington neighbor strongly opposed to the DC Blox Data Center proposal

From: Suzee Osborne <sozzie10@gmail.com>
Sent: Thursday, June 11, 2026 7:41 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington neighbor strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,
My name is Suzanne Osborne and I am an East Side resident of Indianapolis.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we

cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Suzanne Osborne
8410 Beechwood Ave
Indianapolis, Indiana
46219

Sent from my iPhone

Blackham, Kathleen

From: PlannerOnCall
Sent: Friday, June 12, 2026 1:31 PM
To: Blackham, Kathleen
Subject: Fw: Official Opposition to DC Blox Data Center Petition (Irvington/Pennsy Trail Area)

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Arec Padgett <arrpadge@gmail.com>
Sent: Thursday, June 11, 2026 8:00 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Official Opposition to DC Blox Data Center Petition (Irvington/Pennsy Trail Area)

To Whom It May Concern,

As a resident of the Irvington neighborhood and a taxpayer in Indianapolis, I am writing to express my strong opposition to the proposed DC BLOX data center near South Kitley Avenue and the Pennsy Trail.

This massive industrial project is entirely inappropriate for our community. I urge you to deny the zoning and variance requests for this development for the following critical reasons:

- Threat to Community Health: Massive data center campuses generate significant noise and air pollution. The proximity of this facility to our neighborhoods and nearby schools is a major health and safety hazard.

- Strain on Infrastructure & Utilities: This development threatens to excessively drain local water, drain clean air, and strain our electrical grid, potentially driving up utility costs for everyday ratepayers.

- Disruptive Siting: Locating a hyperscale industrial server farm adjacent to the Pennsy Trail and residential homes will forever alter the character and livability of Irvington.

- Imbalance of Public Benefits: The massive tax breaks being sought will heavily subsidize a multibillion-dollar developer while creating disproportionately few long-term, local operational jobs.

Our community deserves development that prioritizes residents' well-being and environmental health over massive industrial infrastructure. I respectfully ask that you block this data center from being built in our backyard.
Thank you for your time, consideration, and service to our community.

Sincerely,
Arec Padgett
337 N Emerson Ave, Indianapolis, IN 46219
arrpadge@gmail.com
(317) 742-4040

Blackham, Kathleen

From: Wendy Parker <wesharker@me.com>
Sent: Wednesday, June 10, 2026 10:52 AM
To: PlannerOnCall
Subject: Kitley Data Center

Follow Up Flag: Follow up
Flag Status: Completed

I live in the eastside. This is not the kind of investment we need right now. It is appalling how much taxpayer money is supporting these boondoggles in the form of tax breaks and sales tax breaks. $655 million that could have gone into a dozen other more crucial community priorities. The pollution, both noise and in the diesel fuel back up. Nobody wants another data center and we will be sandwiched between 2 if this goes through. Not to mention the strain on the electricity grid. When did out of state developers come to mean more to our city than its community. We don't want this!

Sincerely,
Wendy Parker

Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 9, 2026 6:45 PM
To: Blackham, Kathleen
Subject: FW: OPPOSITION-IRVINGTON DATA CENTER

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Rebecca Payne <realtorrebecca317@gmail.com>
Sent: Tuesday, June 9, 2026 4:45 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: OPPOSITION-IRVINGTON DATA CENTER

Metropolitan Development Committee,

I am writing to express my strong **opposition** to the proposed data center in Irvington.

As a third-generation Irvington resident, this neighborhood is more than just a place where I live—it is part of my family's history. Many of my family members, childhood friends, and their families still call Irvington home. We have chosen to stay here because of its unique character, strong community ties, walkability, and commitment to preserving the things that make Irvington special.

I am deeply concerned about the proposal to place a data center next to a school and the Pennsy Trail, a space that is heavily used by children, families, walkers, runners, and cyclists. This location raises important questions that I have not seen adequately addressed.

What will the long-term impact be on our utilities and infrastructure? How much water will this facility require, and where will that water come from? What will be the impact on our electrical grid? What

level of noise should nearby residents, students, and trail users expect from cooling systems, generators, and ongoing operations?

Most importantly, are we looking at the bigger picture? Do we fully understand the **long-term environmental** and **community impacts** of introducing an industrial-scale facility?

I also question why a company based in **Georgia** is driving a project that will have lasting consequences for **Irvington** residents. What tangible benefits will this provide to **our community**? Will it generate meaningful long-term jobs for local residents, or are we being asked to accept significant impacts with little return?

Irvington has spent decades upon decades building a community that values its history, green spaces, schools, local businesses, and quality of life. Once a project of this scale is approved, the consequences cannot easily be undone.

I urge you to slow down, fully evaluate the long-term impacts, and most importantly, listen to the community members who live here, raise their families here, and will be directly affected by this decision long after developers and outside investors have moved on.

This is the last thing Irvington and the Eastside need. We are not just a vacant piece of land on a development map—we are a community with deep roots, proud history, and families who have invested generations into making this neighborhood what it is today.

Please protect the character, safety, and future of Irvington by rejecting this proposal.

Becca Payne
REMAX ONE
317HomeTeam
Call/Text 317.701.0264

Please do not include identifying information in emails to me. Contact me via telephone regarding any suspicious or inconsistent communications.

Blackham, Kathleen

From: Lynnette Price <lmprice4800@gmail.com>
Sent: Monday, June 8, 2026 10:00 AM
To: PlannerOnCall
Subject: Thunderbird area

THIS HAS GOT TO STOP.! Once Elon Musk gets his Data Centers in space, there will be no need for earthly data centers. He is preparing this NOW with some of his satellites he has deployed already in place. Some companies are in talks with Elon to begin using his space data centers. Data centers in space use very little"space".
The second problem with earthly data centers is the power input. There will be days of blackouts and brown outs while the electrical systems are created. Down in Texas where Elon has a Data Center, he is using gas turbines generators. This way he is assured of power 24/7. The problem with this is the ground vibration and sound vibration from these generators. People within 1 mile or more can feel the vibration and listen to that noise like you get when your near and airport of planes coming and going.The sound never stops. If it hooked into the power. It will be like that until the electric grid build out can completed and stabilized for the data center and homes around that area.

Blackham, Kathleen

From: Sara Reddington <sarareddington18@gmail.com>
Sent: Monday, June 8, 2026 11:13 AM
To: PlannerOnCall; Patz, Bryce; Nielsen, Andy; Hart, Michael-Paul
Subject: Irvington resident strongly opposed to DC BLOX Proposal

Dear representatives of the MDC,

My name is Sara Reddington and I am an East Side resident of Indianapolis. I live at **6064 Dewey Ave, Indianapolis, IN 46219.**

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Sara Reddington

6064 Dewey Ave.

Indianapolis, IN 46219

Sent from Gmail Mobile

Blackham, Kathleen

From: PlannerOnCall
Sent: Friday, June 5, 2026 8:18 AM
To: Blackham, Kathleen
Subject: Fw: Constituent Concern: Please Oppose the Proposed DC Blox Data Center

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Jenny Redmond <jlbosler@sbcglobal.net>
Sent: Thursday, June 4, 2026 5:56 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Constituent Concern: Please Oppose the Proposed DC Blox Data Center

Dear Indianapolis Metropolitan Development Commission,

My name is Jenny Redmond, and I am a constituent living in Irvington, Indianapolis. I am writing to you today to express my strong opposition to the proposed DC Blox data center and to urge you to vote against any measures that would allow it to move forward.

This project, as it currently stands, poses significant educational, environmental, and financial harm to the members of our community.

My primary concerns are:

Educational Risk: The data center will be in close proximity (within 500 yards) of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers in cities such as Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

Resource Drain: We still do not have clear answers on how much of our precious water and energy resources this facility will consume. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

Community Benefit vs. Corporate Benefit: The potential burdens of this project—increased strain on infrastructure, environmental impact, and questions about property values—seem to far outweigh any promised benefits. Our community's well-being should not be sacrificed for corporate profit.
The east side residents of Indianapolis District 14 and District 20 have made it clear that the public sentiment is strongly against this project. I stand with them.

I urge you to listen to your constituents, not corporate lobbyists. Please honor your duty to represent the people of Indianapolis by voting NO on any legislation or zoning variances that would enable this project to proceed.

Thank you for your time and your service to our community. I look forward to your response regarding your stance on this critical issue.

Sincerely,

Jenny Redmond
JLBosler@sbcglobal.net

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 1:07 PM
To: Blackham, Kathleen
Subject: FW: DATA CENTER IRVINGTON

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Tammie Rennick <tammie.rennick@yahoo.com>
Sent: Thursday, June 11, 2026 11:17 AM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: DATA CENTER IRVINGTON

I am sending this email to oppose the placement the building of a Data Center in Irvington My Family and I are in opposition to this. This would be devastating to our Community and our Environment. It would bring Devastating Affects to Irvington and all surrounding Communities. It will devastate Water sources for many Hoosier. Who would Benefit from this certainly not the Hoosiers that live here and work hard for their home in this state Please Stop this greed... Think of the hard working people and Nature and the children in the school. Thank you.
Yahoo Mail: Search, Organi ze, Conquer

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 1:07 PM
To: Blackham, Kathleen
Subject: FW: NO DATA CENTER IN MY NEIGHBORHOOD

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Sarah Chumbley <sec0013@gmail.com>
Sent: Thursday, June 11, 2026 10:55 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>; Patz, Bryce <Bryce.Patz@indy.gov>
Subject: NO DATA CENTER IN MY NEIGHBORHOOD

Dear representatives of the MDC,
My name is Sarah Chumbley and I am an East Side resident of Indianapolis. I live 5140 e Michigan street in Irvington.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,
Sarah Chumbley
5140 e Michigan st.
Indianapolis IN 46219

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 10:46 AM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

From: Matthew Rice <matthewrice70@gmail.com>
Sent: Thursday, June 11, 2026 9:43 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear Representatives of the MDC,

My name is Matthew Rice, and I am an East Side resident living at 34 S Bolton Avenue. I am writing to express my strong opposition to the proposed DC Blox Data Center at the Thunderbird Commerce Center, located near Washington Street and Shadeland Avenue.

DC Blox has requested a use variance for this site. Per IN Code 36-7-4-918.4 (2025), a variance may only be approved if it is not injurious to public health, safety, and general welfare, and does not substantially affect the value of adjacent areas. This project fails to meet those standards for the following reasons:

- Groundwater Contamination: According to a September 2025 letter from IDEM, chlorinated solvents and vinyl chloride—linked to increased cancer risks—remain in the ground at this former Ford plant site. Development on this brownfield threatens the water safety of 1,753 residents within a half-mile radius.
- Impact on Schools: The site is within 500 yards of Irvington Community Elementary School. Noise pollution from a facility of this scale could adversely affect the students' education, a concern already documented in similar projects in New Jersey and Michigan.
- Resource Drain: There is a lack of transparency regarding the facility's water and energy consumption. We cannot risk our public resources or potential utility cost increases for residents without a full understanding of the long-term impact.
- Minimal Community Benefit: The project's potential burdens—health risks, infrastructure strain, and decreased property values—far outweigh the minimal permanent jobs or corporate investments promised by DC Blox.

The residents of Districts 14 and 20 have made their opposition clear, and the City-County Council has already passed a moratorium on new data centers. I urge you to follow the lead of Councilor Andy Nielsen and prioritize the well-being of your constituents over the interests of an out-of-state corporation.

Please honor your duty to represent Indianapolis by voting against the DC Blox Data Center. Thank you for your time and service to our community.

Respectfully,

Matthew Rice
34 S Bolton Ave, Indianapolis, IN 46219
(317) 833-0429

Blackham, Kathleen

From: Monica Robinson <mrobinson7272@gmail.com>
Sent: Wednesday, June 10, 2026 4:28 PM
To: PlannerOnCall
Cc: Blackham, Kathleen; Starks, Sydney

Subject: Opposite to Proposed Data Center by DC Blox

Dear Representatives of the Metropolitan Development Commission, Senior Planner Kathleen Blackham, and Mayor's Neighborhood Advocate Sydney Stark,

I'm writing to you as an Indianapolis resident, urging you to deny (or assist in denying) the proposal presented by DC Blox for their Data Center. I hope that you will strongly consider the words of myself and of my friends and neighbors and will also consider the irreparable damage that this will enact on our beloved community, and will not allow this project to move forward with these concerns in mind.

As you know, DC Blox has applied for a variance. According to IN Code 36-7-4-918.4: **A variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

In addition to the numerous oppositions to this proposal offered by the community:

- Data centers consume as much water as a town of 10,000–50,000 people, raising significant concerns about a strain on local resources, especially when droughts, drinking water quality, and groundwater contamination are already a significant concern. In addition, water for cooling can become contaminated with heavy metals, harmful particulates, and other chemicals.
- Data centers account for around one-tenth of global electricity demand growth to 2030, and a single modern AI data center can use as much power as 100,000 homes; many of the larger ones now being built are expected to consume up to 20 times that amount. In addition, 2025 saw over $60 billion worth of rate increases countrywide, with Americans paying almost 10% more for electricity on average compared to 2024.
- Data centers also cause a substantial amount of noise pollution that would be harmful to the local area, including the nearby school, Irvington Community Elementary. Smaller diesel generators reportedly reach 85 decibels, levels that can harm hearing. Larger industrial units can approach 100 decibels — equivalent to a motorcycle or jackhammer. The distance that the noise can reach would also impact the beloved historic and arts district as well as all of the surrounding residential neighborhoods.
- Data centers are also being found to appear disproportionately in working class neighborhoods or in largely Black and/or low-income communities or communities that already struggle with air pollution and water quality. Irvington is built by working class Indianapolis residents, and the existence of this center in this location would represent an enormous burden placed on those very individuals.

In addition to the factual considerations, I also implore you to consider the aspects of Indianapolis that have allowed community, creativity, kindness, sustainable tourism, locally-owned businesses, and education to flourish. The community and the elements of Indianapolis that I and so many of my friends and neighbors love are not things that can be bought and sold; rather, they must be protected from those very people that would attempt to buy and sell them. I believe very strongly that companionship within neighborhoods and community care and organization must be preserved in order for Indianapolis to continue to grow in a direction that is both successful and attentive to the needs of its residents.

I am deeply entrenched in this community, and I hope that this may lend further credence to my words. I am an active Butler student, a local artist and author, a dedicated worker in a locally-owned and family-owned business, and a homeowner. The work that I do, the education that I pursue, the art and writing that I create, the property that I maintain, the community that I volunteer for, are all extensions of the very state that raised me and continues to support my hopeful future. As a member of this thriving, continually growing community, I implore you to consider how harmful data centers such as this might be to the essential elements of Indianapolis: the people, the architecture, the communities, the neighborhoods, the arts festivals and local businesses and volunteer organizations, and even the relative affordability that continues to exist when so many other spaces across the United States are becoming impossible to live in.

I do not pretend to assume that my few words can make a difference as a singular person, but I also hope that you will recognize that I am not, in this instance, a singular person. I have seen the flood of emails and comments attached to this case, and again, implore you to make the only right, the only kind, the only moral, the only sustainable choice in this matter and deny the proposal. I, too, urge you to set a precedent for what the future might look like--one free of profit-over-people motivations and destructive business practices, one that prioritizes the safety and the health of its people for the betterment of all society.

Thank you kindly for your time.
Monica Robinson

Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 9, 2026 6:43 PM
To: Blackham, Kathleen
Subject: FW: Data center - Irvington

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Cyndi Rohlf <cyndi.rohlf@gmail.com>
Sent: Tuesday, June 9, 2026 5:02 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>; PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Data center - Irvington

I am in opposition of the data center proposal for DC blox in Irvington.

Thank you,

Cyndi Rohlf
(515) 450-9752
cyndi.rohlf@gmail.com

Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 9, 2026 6:44 PM
To: Blackham, Kathleen
Subject: FW: Deny the proposed DC Blox data center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Rebecca Waterman <re.waterman@yahoo.com>
Sent: Tuesday, June 9, 2026 4:50 PM
To: Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>; PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>
Subject: Deny the proposed DC Blox data center

Hey guys!

Please deny them. Don't allow them to build here. No one wants them here. We're a welcoming community but not to ones that want to ruin the environment, harm children by building too close to a school, and raise already insane electric bill costs. They offer nothing but harm to our community. Please don't let them build.

Thank you,
Becca Waterman

Sent from Yahoo Mail for iPhone

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Monday, June 8, 2026 1:33 PM
To: Blackham, Kathleen
Subject: FW: Constituent Concern: Please Oppose the Proposed DC Blox Data Center

From: Josh Rychtarczyk <jjrdotfyi@gmail.com>
Sent: Sunday, June 7, 2026 8:43 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Constituent Concern: Please Oppose the Proposed DC Blox Data Center

Dear Indianapolis Metropolitan Development Commission,

My name is Josh Rychtarczyk and I am a constituent living in City/County Council District 14. I would like to express my opposition to the proposed DC Blox data center and to urge you to vote against measures that would allow it to move forward.

This project poses significant educational, environmental, and financial harm to the members of our community.

My primary concerns are:

Educational Risk: The data center will be in close proximity (within 500 yards) of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns around noise pollution caused by data centers in cities such as Vineland, NJ and Dowagiac, MI, which are currently running at similar capacity to the proposed DC Blox project. A data center of this size should not be constructed this close to a school.

Resource Drain: We still do not have clear answers on how much of our water and energy resources this facility will consume. We cannot hand over public resources to a corporation without a full understanding of the long-term costs.

Community Benefit vs. Corporate Benefit: The potential burdens of this project - increased strain on infrastructure and downstream environmental impact - seem to far outweigh any promised benefits. Our community's health should not be sacrificed for corporate profit disguised as economic development.

The east side residents of Indianapolis' District 14 and District 20 have made it clear that the public sentiment is strongly against this project. I stand with them.

I urge you to listen to your constituents. Please honor your duty to represent the people of Indianapolis by voting against any legislation or zoning variances that would enable this project to proceed.

Thank you for your time and your service to our community.

Best,

Josh Rychtarczyk
339 Burgess Ave, Indianapolis, IN 46219
(317) 289-2405
jjr.fyi

Blackham, Kathleen

From: PlannerOnCall
Sent: Wednesday, June 10, 2026 3:39 PM
To: Blackham, Kathleen
Subject: Fw: Regarding Hearing Examiner June 11, 1 PM - DC BLOX Data Center Proposal – S. Kitley Avenue and Pennsy Trail

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner | Land Use Petitions Forms & Fees
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Rachel Sahaidachny <rmsahaidachny@gmail.com>
Sent: Wednesday, June 10, 2026 1:28 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Regarding Hearing Examiner June 11, 1 PM - DC BLOX Data Center Proposal – S. Kitley Avenue and Pennsy Trail

Dear Judy Weerts Hall and Commissioners:
I am writing to express my opposition to the proposed DC BLOX data center development at S. Kitley Avenue and Pennsy Trail.
As a resident of East Side Indianapolis, I have significant concerns about both the location and the long-term impacts this project could have on nearby residents and the broader community.
First, this project is simply too close to existing neighborhoods, homes, schools, and recreational areas. The proposed site is not isolated industrial land. Families live here. Children attend school nearby. Residents use the Pennsy Trail daily. **A large-scale industrial data center operating around the clock is fundamentally incompatible with the character and existing uses of this area.**
Second, the public is being asked to trust promises that cannot be guaranteed. Lauth representatives have acknowledged that they cannot speak on behalf of DC BLOX regarding future commitments related to community investments, tax contributions, environmental protections, utility costs, or mitigation efforts. Yet these assurances are often presented as key benefits of the project.
The reality is that once approvals are granted, residents have very limited leverage. Enforcement of environmental and pollution standards has become increasingly uncertain, and many communities

across the country have experienced situations where promised benefits failed to materialize while the impacts remained. The burden should not fall on residents to hope future operators voluntarily fulfill commitments that are not legally binding and easily enforceable.

Third, the timing of this proposal raises concerns about tax policy and public benefit. Developers and operators stand to receive substantial tax advantages by beginning construction before the end of 2026. These incentives can effectively offset a significant portion of development costs while additional tax abatements and exemptions may continue for decades. Meanwhile, local governments may forego millions in potential tax revenue that could otherwise support schools, infrastructure, public safety, and community services.

Residents are being asked to absorb the risks while corporations receive the rewards.

Beyond these concerns, I urge the committee to carefully consider the broader impacts associated with hyperscale and large-scale data center development:

- Increased demand on the electrical grid and the potential for higher utility costs for residents.
- Significant water consumption and strain on local water infrastructure.
- Constant mechanical noise from cooling systems and backup equipment.
- Light pollution from 24-hour operations and security lighting.
- Diesel emissions from backup generators during testing and emergency use.
- Reduced property values for nearby homeowners.
- Traffic impacts during years of construction activity.
- **The permanent industrialization of a corridor that currently serves as a residential and recreational gateway for the community.**

While project representatives may state that infrastructure upgrades will be paid for by the developer or operator, residents have little assurance that future costs will not ultimately be passed on through utility rates, future public expenditures, or additional taxpayer-supported improvements. Such promises are difficult to monitor and even more difficult to enforce over the life of a project that could operate for decades.

I respectfully submit that this site is the wrong location for a project of this scale and intensity. The proximity to homes, schools, and community amenities, combined with the uncertainty surrounding long-term impacts and public benefits, makes this proposal inconsistent with the interests of existing residents.

I urge the committee to deny this proposal or require a substantially more appropriate location that protects the quality of life, property values, and long-term interests of the surrounding community.

Thank you for your consideration.

Sincerely,

Rachel Sahaidachny
1506 N. Hawthorne Lane
Indianapolis, IN 46219

--

Rachel M. Sahaidachny, M.F.A.
1506 N. Hawthorne Ln
Indianapolis, IN 46219
317/345-4562
www.rachelsahaidachny.com

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 3:35 PM
To: Blackham, Kathleen
Subject: FW: Public Comment: Opposition to DC BLOX Thunderbird Site Variance

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: PlannerOnCall <PlannerOnCall@indy.gov>
Sent: Thursday, June 11, 2026 2:03 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: FW: Public Comment: Opposition to DC BLOX Thunderbird Site Variance

Adrienne D. Baker | **Principal Planner I**
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Eric Salazar <salazeric@gmail.com>
Sent: Thursday, June 11, 2026 1:42 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Public Comment: Opposition to DC BLOX Thunderbird Site Variance

Dear Members of the Metropolitan Development Commission and Hearing Examiner,

My name is Eric Salazar, and I live exactly one mile east from the proposed DC BLOX Thunderbird site. I am writing to state my opposition to the requested use variance and project.

Members of my household suffer from asthma and an autoimmune disease. Approving this project directly compromises our safety due to the environmental impact from this type of facility.

DC BLOX is asking you for a zoning variance to build an intensive energy hub in our community right next to our homes and schools. I ask the Commission to put the physical health of Eastside families ahead of corporate tech profits. Deny the variance.

Sincerely,

Eric Salazar

Blackham, Kathleen

From: PlannerOnCall
Sent: Wednesday, June 10, 2026 2:29 PM
To: Blackham, Kathleen
Subject: Fw: DC Blox Data Center - Irvington

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner | Land Use Petitions Forms & Fees
Citizen Access Portal



From: Ally Armacost <s.allison.armacost@gmail.com>
Sent: Tuesday, June 9, 2026 7:30 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: DC Blox Data Center - Irvington

Hello,

I am reaching out to express my opposition to the proposed DC Blox data center on the east side in Irvington, at Kitley and Pennsy Trail.

I'm a newer homeowner less than a mile from this location. We bought our home in Irvington a year ago based on the rich community and cultural center in the hopes of Irvington growing, flourishing, and prospering in years to come — and our family with it.

A data center in our community invites not only noise pollution but significant other environmental and quality of life degradation for our neighbors. I'm furious that building so close to residences — let alone an elementary school — is even a viable consideration.

As you have scheduled a public hearing during normal working hours for most adults, I cannot express my concerns to you in person. So I hope this email finds you well and finds you receptive to the needs of the Irvington community.

Thank you,

Sarah Armacost, a concerned Irvington neighbor

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Monday, June 8, 2026 1:34 PM
To: Blackham, Kathleen
Subject: FW: NO East side data center

From: Brandon Schaaf <brandonschaaf@gmail.com>
Sent: Sunday, June 7, 2026 8:41 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Cc: Megan Hart <megahart@gmail.com>
Subject: NO East side data center

Re: Georgia company DC Blox's interest in building a data center on Indy's near east side.

We can't attend the June 11 hearing so in case the use variance passes, I'm begging you to vote NO. I want to ride my bike with my baby daughter down the Pennsy trail without passing a data center. Nobody wants a data center in their neighborhood, including our family. Do you want one in yours?

Please vote NO.

Brandon Schaaf and Meg Hart, 46219

Blackham, Kathleen

From:	Danielle S <danielle.schafer12@gmail.com>
Sent:	Tuesday, June 9, 2026 10:28 AM
To:	PlannerOnCall
Subject:	Irvington Indianapolis resident DC Blox data center proposal
Follow Up Flag:	Follow up
Flag Status:	Completed

Dear representatives of the MDC,
My name is Danielle and I live in beautiful historic Irvington on the East side of Indianapolis. I live at 318 N Bolton, very near the proposed site of the DC Blox Data Center.
I am strongly opposed to the development of this data center for numerous reasons, including the close proximity to the Irvington Community Elementary school and the negative impacts such a center will have on this highly residential area.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and negatively affect the use and value of the surrounding neighborhood. The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school.
These centers also drain resources. The consequences in communities around the nation have been catastrophic. We cannot handle these vast demands of our resources and the lasting effects on our environment, infrastructure and local economy. There are no long term benefits to have this data center in this location. Our community's well-being should not be sacrificed for corporate profit.
The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.
I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.
Thank you for your time and your service to our community. I look forward to your support in stopping this project.
Respectfully,
Danielle Schafer
Concerned East side resident

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 9:46 AM
To: Blackham, Kathleen
Subject: FW: Plea of Opposition of the DC Bloc Data Center

From: Wyatt Seabourne <seabourne.w.wyatt@gmail.com>
Sent: Thursday, June 11, 2026 9:03 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Plea of Opposition of the DC Bloc Data Center

Dear Representatives of the MDC,

My name is Wyatt Seabourne, and I am a resident of Indianapolis, living on the east side near Emerson Avenue and 16th Street.

I am writing to express my strong opposition to the proposed DC Blox data center project at the Thunderbird Commerce Center, southwest of Washington Street and Shadeland Avenue. As a resident living just a few minutes away from the proposed site and near the Irvington community, this development hits incredibly close to home for me and my neighbors.

As a local, I am deeply concerned about the long-term strain this facility will place on our immediate infrastructure and environment. Data centers of this scale require massive amounts of electricity and water to operate. At a time when utility costs are already rising for regular households in our neighborhoods, it is unfair to ask the community to shoulder the burden and risks of increased infrastructure strain while private corporations reap the rewards. Furthermore, the lack of substantial long-term tax revenue means our city gains very little in exchange for sacrificing these vital resources.

I urge you to respect the City-County Council's unanimous call for a pause on these developments. We need a comprehensive ordinance and a transparent public process before any further projects are greenlit. Fast-tracking a massive facility next to a community space like Irvington Community Elementary School—right in our backyard—without rigorous, independent scrutiny is a disservice to the people you represent.
Please institute a moratorium on new data center approvals until proper regulations, environmental protections, and public input mechanisms are firmly established. I urge you to reject this specific proposal and prioritize the well-being of Indianapolis neighborhoods over corporate expansion.

Sincerely,
Wyatt Seabourne
Indianapolis Resident

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 8:53 AM
To: Blackham, Kathleen
Subject: FW: bryce.Patz@indy.gov, andy.nielsen@indy.gov, michael-paul.hart@indy.gov

From: Sempsrott 6 <sempsrott6@gmail.com>
Sent: Thursday, June 11, 2026 8:46 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: bryce.Patz@indy.gov, andy.nielsen@indy.gov, michael-paul.hart@indy.gov

Dear Representatives of the MDC,

My name is Kylie, and I am a resident of Indianapolis.

I am writing regarding the DC Blox data center project proposed at the Thunderbird Commerce Center, southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

You need to take accountability for the decisions you are making on behalf of our city. This proposal is being presented as if it is simply part of the technology infrastructure people use every day, but that is misleading. Data centers are being built to support the explosive growth of artificial intelligence and large-scale data processing, bringing impacts that our community will have to live with for decades, with no or minimal tax revenue.

These facilities consume enormous amounts of electricity and water. They place additional strain on public utilities and infrastructure, while residents are left wondering why their utility bills continue to rise. We have already seen concerns raised through the IURC investigation and through utility expansion projects tied to data center development. It is unacceptable for residents to bear the costs while private corporations reap the benefits.

The environmental impacts also deserve serious scrutiny. Data centers require massive amounts of water for cooling, and the public deserves a clear understanding of how those resources will be used, what risks exist, and what long-term effects these facilities may have on our community.

Most importantly, you must heed the warning issued by the City-County Council, which unanimously called for a pause and a more thoughtful approach to data center development. Do not approve additional projects without first adopting a detailed and comprehensive ordinance that includes meaningful public input and transparency. Residents deserve the opportunity to fully understand and weigh in on developments that could permanently alter their neighborhoods.

I urge you to establish a moratorium on new data center development until the public, local officials, and independent experts have had the opportunity to thoroughly examine the economic, environmental, and infrastructure impacts. Relying on talking points provided by attorneys and developers is not the same as

listening to the people who live here.

Your responsibility is to protect the interests of Indianapolis residents, not to fast-track projects before adequate safeguards are in place.

These developments are unlike anything our city has faced before. The scale, speed, and potential consequences demand caution, transparency, and public accountability. Once these facilities are built, the impacts cannot simply be undone.

I am strongly opposed to the development of a data center at this location and urge you to reject this proposal until proper protections, regulations, and public processes are established.

Sincerely,

Kylie Sempsrott
317-379-2559
Indianapolis business owner and resident

Blackham, Kathleen

From: Eric S <blueteamer@protonmail.com>
Sent: Friday, June 19, 2026 10:14 AM
To: PlannerOnCall
Cc: Blackham, Kathleen; Nielsen, Andy
Subject: Remonstrance - Cases 2026-CVR-815 / 2026-CPL-815

* CONFIRMATION OF RECEIPT REQUESTED *

Dear Members of the Metropolitan Development Commission:

I am writing to formally register my remonstrance — my opposition — to the above-referenced petition(s) filed by DCB Indianapolis, LLC, seeking a Variance of Use and Subdivision Plat approval to construct a data center campus at 305 Fintail Drive in Warren Township.

I am a resident of 46219, a member of the Irvington Community Schools Board of Governors, and the Chief Information Officer of The Jane Pauley Community Health Center on the East side of Indianapolis. I submit this remonstrance in my individual capacity as a resident and community member directly affected by this proposal.

I. THE VARIANCE STANDARD HAS NOT BEEN MET

Under Indiana Code § 36-7-4-918.4, a use variance may only be granted if the petitioner demonstrates that the property cannot yield a reasonable return under its current zoning. The Thunderbird Commerce Center is a successful 150-acre industrial redevelopment that has already attracted multiple logistics and manufacturing tenants under its existing I-3 zoning classification. There is no demonstrated physical or economic hardship preventing this parcel from being developed for a permitted I-3 use. The petitioner is seeking a variance for commercial convenience, not because of a genuine statutory hardship. This is an insufficient basis for granting a use variance under Indiana law.

II. THE PROJECT POSES AN UNACCEPTABLE PUBLIC HEALTH RISK TO CHILDREN

The proposed facility would place 56 utility-scale diesel backup generators 582 feet from an active school campus. This is not a compatible land use in a community already experiencing a documented pediatric health crisis.

The 2024 Community Health Needs Assessment published by Riley Children's Hospital at IU Health — a federally required document produced by Indiana's largest children's hospital — establishes the following facts about Marion County:

Marion County ranks 92nd out of 92 Indiana counties for air pollution — dead last in the entire state
Marion County ranks 92nd out of 92 for physical environment and 92nd for Social Vulnerability Index — last in Indiana across all social vulnerability dimensions
The average daily density of fine particulate matter (PM2.5) in Marion County is 12.6 micrograms per cubic meter — 70% higher than the U.S. average of 7.4 $\mu g/m^3$
Pediatric asthma hospitalization rates in Marion County exceed the Indiana state average by 26%
24% of children under age 5 in Marion County live in poverty
The east side of Marion County — where this project is proposed — is specifically identified as among the most disadvantaged neighborhoods in the county, with neighborhood disadvantage directly linked to higher rates of cardiovascular disease and earlier death
Adding 56 diesel generators to this environment will compound an existing pediatric health crisis. The standard IDEM air permitting process models emissions in isolation and does not account for the cumulative health burden on this specific, already-compromised community. Approving this variance without a cumulative health impact assessment specific to this ZIP code would be inconsistent with the commission's obligation to consider the public health, safety, and welfare of the community under Indiana Code § 36-7-4-918.4.

III. THE NOISE STANDARD IS INADEQUATE FOR A SCHOOL ENVIRONMENT

The petitioner's commitments establish a noise limit of 65 decibels (Lmax) measured at the property line. This standard is measured at the developer's boundary — not at the school campus 582 feet away. The EPA recommends exterior noise levels of 45 decibels or lower for school environments to support learning and cognitive development. Clinical research establishes that constant exposure to ambient industrial noise elevates cortisol levels in children, disrupts attention spans, and demonstrably impairs reading comprehension. No independent acoustical study has been conducted measuring projected noise levels at the school campus specifically. This omission is a material deficiency in the petitioner's application.

IV. WATER AND INFRASTRUCTURE IMPACTS HAVE NOT BEEN ANALYZED

The petitioner claims annual water usage equivalent to 11 residential homes. This figure represents an annualized average and does not reflect peak daily demand. Peer-reviewed academic research published in March 2026 by researchers at Caltech specifically studied Indiana data center projects and found that even closed-loop cooling systems require massive water capacity during summer heat events, exhibiting peaking factors of 6 to 30 times their average daily use. No public analysis has been conducted of the facility's peak daily water demand or its potential impact on local water pressure, utility infrastructure, or ratepayer costs.

V. THE BROWNFIELD HISTORY OF THE SITE HAS NOT BEEN FULLY ADDRESSED

Environmental documentation submitted by the petitioner confirms that the site has a history of PCB, VOC, SVOC, and LNAPL groundwater contamination, and that certain environmental contaminants remain on the property. Large-scale construction activities on this site could disturb remaining subsurface contaminants and create airborne toxic dust migration toward the adjacent school campus. The full terms of the Environmental Restrictive Covenant (ERC) recorded on this parcel have not been publicly disclosed, and no construction-phase environmental management plan has been submitted addressing how subsurface disturbance will be managed.

VI. REQUESTED RELIEF

For the reasons stated above, I respectfully request that the Metropolitan Development Commission:

Deny the Variance of Use petition in Case No. 2026-CVR-815
Deny the companion Subdivision Plat petition in Case No. 2026-CPL-815
In the alternative, require the petitioner to complete and publicly disclose the following before any approval is considered:
An independent cumulative health impact assessment specific to the surrounding ZIP code
An independent acoustical study measuring projected noise levels at the school campus boundary
A peak daily water demand analysis reviewed by Citizens Energy Group
Full public disclosure of the Environmental Restrictive Covenant terms for Parcel #7047778
A construction-phase environmental management plan addressing brownfield disturbance

I am prepared to present this remonstrance in person at the full MDC hearing and to provide supporting documentation upon request. I respectfully ask that this written remonstrance be entered into the official record for Case No. 2026-CVR-815 / 2026-CPL-815.

Respectfully submitted,

Eric Serrano

Blackham, Kathleen

From: PlannerOnCall
Sent: Monday, June 22, 2026 2:38 PM
To: Eric S
Cc: Blackham, Kathleen; Nielsen, Andy
Subject: Re: Remonstrance - Cases 2026-CVR-815 / 2026-CPL-815

Hello,

Receipt confirmed.

Best,

Noah Pappas | Manager - Current Planning
Department of Metropolitan Development | City of Indianapolis
200 E Washington St., Ste. 1842, Indpls, IN 46204
noah.pappas2@indy.gov | 317-327-5901
indy.gov/DMD
PlannerOnCall@indy.gov

From: Eric S <blueteamer@protonmail.com>
Sent: Friday, June 19, 2026 10:13 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Cc: Blackham, Kathleen <Kathleen.Blackham@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>
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VI. REQUESTED RELIEF

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Full public disclosure of the Environmental Restrictive Covenant terms for Parcel #7047778
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I am prepared to present this remonstrance in person at the full MDC hearing and to provide supporting documentation upon request. I respectfully ask that this written remonstrance be entered into the official record for Case No. 2026-CVR-815 / 2026-CPL-815.

Respectfully submitted,

Eric Serrano

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, June 10, 2026 9:17 AM
To: Blackham, Kathleen
Subject: FW: Opposition to Irvington Data Center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Kristina Shannon <kristinamarieshannon@gmail.com>
Sent: Wednesday, June 10, 2026 8:41 AM
To: Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Opposition to Irvington Data Center

I regretfully have not been able to attend any of the recent meetings regarding the Irvington data center due to work obligations. I also will not be able to attend the meeting tomorrow, so I am writing to express my strong opposition to the proposal.

I have watched recordings of the meetings and visited the DC Blox website regarding the project. I live just 2 miles from the proposed build site and am greatly concerned about the impacts to utilities and to noise pollution. In researching other data centers of similar proposal, the impact on the neighborhood makes the area unlivable. This center is next to a historic neighborhood, school, and nature trail that would be devastated by the center. I do not feel DC Blox has effectively address this concerns and find their answers to community member concerns to be dismissive at best, political buzz words meant to deceive at worst.

Please do not allow this to be built in our community. There is not community support for it, and there is evidence for community harm. I will continue to follow the proposal's developments and will not support any committee members in future elections who vote in favor of this proposal.

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 6:49 AM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Robert Silvian <r.silvian@gmail.com>
Sent: Wednesday, June 10, 2026 8:26 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Robert Silvian and I am an East Side resident of Indianapolis. I live at 926 Ellenberger Parkway West Dr. Indianapolis, IN 46219

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am strongly opposed to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

Cancer-causing groundwater contaminants affecting 1753 residents: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
Danger to school children – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
Resource Drain – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
Little community benefit vs. major corporate benefit – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.
The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Robert Silvian

926 Ellenberger Parkway West Dr. Indianapolis, IN 46219

Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 9, 2026 7:19 PM
To: Blackham, Kathleen
Subject: FW: Irvington Resident Strongly Opposed to the DC Blox Data Center Proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: A. Small <amsmall2009@yahoo.com>
Sent: Tuesday, June 9, 2026 6:46 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington Resident Strongly Opposed to the DC Blox Data Center Proposal

Dear representatives of the MDC,
My name is Annalise Small and I am an East Side resident of Indianapolis. I live at 5143 E Washington St Apt 302 Indianapolis, IN 46219.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **-Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant

(site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **-Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **-Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **-Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Annalise Small
5143 E Washington St Apt 302 Indianapolis, IN 46219

Blackham, Kathleen

From: Weigel, Michael
Sent: Thursday, June 4, 2026 11:48 AM
To: Blackham, Kathleen
Subject: FW: DC Blox Data Center

Michael Weigel, AICP Candidate | Principal Planner I Current Planning | Department of Metropolitan Development | City of Indianapolis michael.weigel3@indy.gov | 317-327-5114 | https://www.indy.gov/agency/department-of-metropolitan-development
Talk to a planner: planneroncall@indy.gov Land use petition forms and fees: indy.gov: Land Use Petition Forms and Fees Petition submittal: Planning, Zoning & Urban Design - Indianapolis, IN DMD Municode meetings/agendas: Department of Metropolitan Development Agendas/Minutes | Meetings Portal - Indianapolis and Marion County (municodemeetings.com)

-----Original Message-----
From: Dawn S <dawn42146@gmail.com>
Sent: Thursday, June 4, 2026 11:46 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: DC Blox Data Center

Hello,

I am writing to share my opposition to the proposed DC Blox Data Center. There are several high level red flags I see with this project and feel approving it at this juncture could not be any less of a wise investment for our community.

First, I have serious concerns about the environmental impact the entire project would have. The health and safety risks of excavating a brown zone polluted site located immediately adjacent to a residential area, school zone, and recreational area have not been adequately addressed. If allowed to develop, the 56 diesel generators DC Blox states will run only monthly for testing, still pose an ongoing noise and air quality risk to all residents and the school children nearby.

Once fully developed, the campus could draw as much as 78 megawatts of electricity. This is a tremendous strain on the power grid and inevitably will bring increased utility bills to a segment of the city that is not prepared for more financial struggles. Further, the fully built campus will only employ approximately 35 full-time staff — a miniscule return for a $2 billion project that permanently transforms this neighborhood in so many negative ways.

Lastly, DC Blox requested a variance of use rather than a rezoning, which is in line with what a business does: minimize effort to maximize profit. There is no long-term concern for the residents and this amazing city each of you are suppose to protect. This method of seeking a variance also deprives our elected representatives of a meaningful voice on a matter with significant quality-of-life consequences for over 1,700 nearby residents.

I urge the Commission to deny this variance and require a full rezoning process that restores democratic accountability to this decision.

Thank you for your time and consideration,

Dawn Smith

Sent from my iPhone

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, June 10, 2026 8:28 AM
To: Blackham, Kathleen
Subject: FW: I am an Irvington resident opposed to the DC Blox data center variance request

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Brandy Snider <bmsnider@gmail.com>
Sent: Wednesday, June 10, 2026 12:55 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: I am an Irvington resident opposed to the DC Blox data center variance request

Dear members of the MDC,

My name is Brandy Snider and I am an East Side resident of Indianapolis. I live at 850 N Hawthorne LN, Indianapolis IN 46219.

I am emailing regarding the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am strongly opposed to the development of a data center, or multiple data centers, in my community.

DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community;

(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."

It is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent to the property. None of us could have ever expected that this type of structure and everything that goes with it, or this type of land use, would ever exist. This is how the people who drafted this policy in years long gone have helped us to prevent such disastrous business operations - with the language they used to determine what conditions should be in effect prior to issuing a variance of use. It is clear that none of these conditions are present and this should result in a "no" vote from the committee. Supporting a no vote due to:

1. Cancer-causing groundwater contaminants affecting 1753 residents: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

2. Danger to school children – The data center will be within 500 yards of Irvington Community Elementary School. Researchers have found A chronic exposure to high decibel noise by school children is linked to poorer reading performance, impaired cognitive function, reduced short-term memory, and impaired speech perception. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

3. Resource Drain – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs, with no security bond in place.

4. Little community benefit vs. major corporate benefit. The builders of data centers are trying to get as many data centers built as possible before the bubble bursts. The AI companies that will use data centers haven't even gone public yet, so we do not understand the full impact of these developments. What could happen in 10 years if the companies go bust? Who is responsible for the giant empty buildings blighting the community? What if they start building the data center and then realize they can't use a closed loop water system, but you've already given them the variance so they get to proceed with an open water system that requires vast amounts of electricity and water? Where does the water come from? Where does the dirty water go? How do they clean it? What about our electrical grid - AES cannot keep the electricity on 24/7 the way it is, so how do we expect them to be able to power a data center? What if they can't keep up with the data center's power needs thereby leaving the data center no choice but to use its diesel generators? This will pollute the air for miles and miles, while Indianapolis already has some of the worst air pollution in the country. What if the companies no longer exist after the 20-year tax abatement, such that they won't ever have to start paying taxes to this community that they've ruined? We don't deserve the detriments and long-term costs associated with this data center. The potential burdens of this project, including health concerns, increased strain on

infrastructure, environmental impact, and concerns about property values, far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Brandy Snider

Blackham, Kathleen

From: Emily Sodo <emilysodo@gmail.com>
Sent: Tuesday, June 9, 2026 11:07 AM
To: PlannerOnCall; Patz, Bryce; Nielsen, Andy; Hart, Michael-Paul
Subject: I am in opposition of DC Blox Data Center - Thunderbird Commerce Center

Dear Representatives of the MDC,

My name is Emily, and I am a resident of Indianapolis.

I am writing regarding the DC Blox data center project proposed at the Thunderbird Commerce Center, southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

You need to take accountability for the decisions you are making on behalf of our city. This proposal is being presented as if it is simply part of the technology infrastructure people use every day, but that is misleading. Data centers are being built to support the explosive growth of artificial intelligence and large-scale data processing, bringing impacts that our community will have to live with for decades, with no or minimal tax revenue.

These facilities consume enormous amounts of electricity and water. They place additional strain on public utilities and infrastructure, while residents are left wondering why their utility bills continue to rise. We have already seen concerns raised through the IURC investigation and through utility expansion projects tied to data center development. It is unacceptable for residents to bear the costs while private corporations reap the benefits.

The environmental impacts also deserve serious scrutiny. Data centers require massive amounts of water for cooling, and the public deserves a clear understanding of how those resources will be used, what risks exist, and what long-term effects these facilities may have on our community.

Most importantly, you must heed the warning issued by the City-County Council, which unanimously called for a pause and a more thoughtful approach to data center development. Do not approve additional projects without first adopting a detailed and comprehensive ordinance that includes meaningful public input and transparency. Residents deserve the opportunity to fully understand and weigh in on developments that could permanently alter their neighborhoods.

I urge you to establish a moratorium on new data center development until the public, local officials, and independent experts have had the opportunity to thoroughly examine the economic, environmental, and infrastructure impacts. Relying on talking points provided by attorneys and developers is not the same as listening to the people who live here.

Your responsibility is to protect the interests of Indianapolis residents, not to fast-track projects before adequate safeguards are in place.

These developments are unlike anything our city has faced before. The scale, speed, and potential consequences demand caution, transparency, and public accountability. Once these facilities are built, the impacts cannot simply be undone.

I am strongly opposed to the development of a data center at this location and urge you to reject this proposal until proper protections, regulations, and public processes are established.

Sincerely,

Emily

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 7:36 AM
To: Blackham, Kathleen
Subject: FW: Data Center Comments

-----Original Message-----
From: Justin Spellman <tealpoint15@gmail.com>
Sent: Thursday, June 11, 2026 7:32 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Data Center Comments

To whom it may concern,

I am writing this email to submit comments regarding a data center near Kitley Avenue on the east side. As a lifelong resident of the city, I strongly disapprove the approval of any type of data center being built anywhere in Indianapolis. The fact that the company states the center would be using 78 megawatts of electricity and 56 backup generators is appalling in itself. Usage of electric is expensive as it is in our area, and there is no mention of whether DC Blox or the surrounding residents would be fronting the cost. Information is coming out that these may potentially have environmental effects with the constant use of water to keep the systems up and running. More so, in my opinion, the building of data centers so AI usage may be encouraged is also giving permission to younger generations that relying on AI is perfectly fine to be successful in their careers. We are already seeing effects of this as well with students at the IUI campus attempting to use AI sources to do assignments or even try to be reinstated back to the university. This is not ethical and we should be teaching our kids that it is better to rely on the sources already published, including reliable articles on the internet or books on the relevant topics.

Again, I strongly disapprove the building of DC Blox's data center and any other center in our city. I hope you take each comment to consideration and do not send this to be approved by the Metropolitan Development Commission.

Best,

Justin Spellman
tealpoint15@gmail.com

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, June 10, 2026 8:05 AM
To: Blackham, Kathleen
Subject: FW: Irvington Data Center Opposition

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Jade Spencer <jadespen13@gmail.com>
Sent: Tuesday, June 9, 2026 7:21 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington Data Center Opposition

Dear representatives of the MDC,
My name is Jade Spencer, and I am an East Side resident of Indianapolis. I live at 230 Good Ave.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in

the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,
Jade S.

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Monday, June 8, 2026 1:34 PM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

From: Alex Stark <alexandraelizabethstark@gmail.com>
Sent: Sunday, June 7, 2026 5:03 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>
Cc: Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Alexandra Stark and I am an East Side resident of Indianapolis. I live at 5442 Lowell Ave. Indianapolis, IN 46219.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, IN Code 36-7-4-918.4 (2025) states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
-
-
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
-
-
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
-

-
- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The east side residents of Indianapolis' District 14 and District 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers.

I urge you to listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Alexandra Stark 5442 Lowell Ave. Indianapolis, IN 46219

Blackham, Kathleen

From: Brian S. <briansteele83@gmail.com>
Sent: Wednesday, June 10, 2026 12:13 AM
To: PlannerOnCall
Subject: Data center

Concerned citizen requesting you not put a data center in my neighborhood.

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 9:47 AM
To: Blackham, Kathleen
Subject: FW: Near East Side Resident in Opposition of DC Blox Data Center

From: Haleigh Stiner <hstiner30@gmail.com>
Sent: Thursday, June 11, 2026 9:05 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Near East Side Resident in Opposition of DC Blox Data Center

Dear representatives of the MDC,
My name is Haleigh Day and I am an East Side resident of Indianapolis. I live at 1424 Wallace Ave, Indianapolis, IN, 46201.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 13, 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

As a school social worker, I cannot imagine the immense impact a project like this would have on my families and students. I do not want that for my school, nor for any school in the Indianapolis area.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Haleigh Day
1424 Wallace Ave, Indianapolis, IN 46201

Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 9, 2026 7:19 PM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Alyssa Strahm <alyssajs412@gmail.com>
Sent: Tuesday, June 9, 2026 6:50 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,
My name is Alyssa Strahm and I am an East Side resident of Indianapolis. I live at 40 N Bolton Ave. I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
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the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Alyssa Strahm
40 N Bolton Ave Indianapolis IN

Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 9, 2026 1:09 PM
To: Blackham, Kathleen
Subject: FW: I am in Opposition

Bryce Patz (he/him/his) | Administrator - Current Planning Current Planning | Department of Metropolitan Development | City of Indianapolis bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966 ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner Citizen Access Portal

-----Original Message-----
From: Selina Stump <selinastump@yahoo.com>
Sent: Tuesday, June 9, 2026 12:56 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: I am in Opposition

I am in OPPOSITION for the data center on south Kitley ave!!!
Sent from my iPhone

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 8:16 AM
To: Blackham, Kathleen
Subject: FW: Another Irvington Resident strongly opposed to the DC BLOX Data Center Proposal

From: Laura Lea Sweney <lauralucy500@gmail.com>
Sent: Thursday, June 11, 2026 7:59 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Byrce.Patz@indy.gov; AndyNielsen@indy.gov; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Another Irvington Resident strongly opposed to the DC BLOX Data Center Proposal

My dear representatives of the MDC-

My name is Laura Lea Sweney and I am a East Side resident/Irvington resident. I live at 5532 E University Ave, Indianapolis, IN 46219.

Thank you for your service to your community. I can't imagine what it is like to do your job.
It seems like the political climate is creating more chaos everyday - that threatens our ability to work together and provide basic things to have a healthy sustainable community.

I am in opposition of the DC BLOX Data Center. I feel it is too close to the elementary school, it is too close to the current power grid on the Pennsy Trail. The technology that these data centers house is becoming obsolete as I write this with the advent of the new photon-driven Ai systems being created.

We can do better for our community. We can do better for Indiana. We do not have to take every project that comes our way. We are not desperate in Indiana.

Imagine this project was in your space, your child went to school there, you biked on the Pensy there,

Does the project bring people together or tear them apart? Does it make our lives better?
Does it really?

Politics should not always be about the money. It needs to be about the people. People do not want this project to move forward.

I was recently in Bentonville, AR - the downtown area is replete with beauty and community gathering spaces, pocket parks, activated alleys, and so many spaces to ride bikes. It was unbelievable. I wish for all of you to go and see it. See the future of what community can look like.

Let's work together to build a place, we want to live in.
Let's work together to build a healthier, more active Indiana.
Let's move forward with projects that excite the mind and spirit.

This project does not meet any of these criteria

Thank you for listening.

I deeply appreciate your levels of service to Irvington and East Side.
I am rooting for a better East Side and a better Indiana.
I am rooting for you to act with love and integrity and to listen deeply to the people you serve.

In the spirit of Richard Lieber and Juliet Strauss -
I ask you to stand strong for yourself and the people you serve.

Bring projects to Indiana that stir the soul, stimulate the mind and bring us closer together.

With high regard -

Laura Lea Sweney
Irvington Wellness Center

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 1:04 PM
To: Blackham, Kathleen
Subject: FW: DC BLOX near Shortridge and English Ave

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: PlannerOnCall <PlannerOnCall@indy.gov>
Sent: Thursday, June 11, 2026 12:56 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: FW: DC BLOX near Shortridge and English Ave

Adrienne D. Baker | **Principal Planner I**
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Stacey Young <sayray2000@msn.com>
Sent: Thursday, June 11, 2026 12:39 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: DC BLOX near Shortridge and English Ave

Dear representatives of the MDC,

My name is Stacey Young and I am an East Side resident and employee in Indianapolis. I live at 5242 E 9th Street, in Irvington.

I am **strongly opposed** to the development of a data center in our community. You will receive many letters stating code, but let me talk about what this will do to our community, the students that attend local schools, and the natural resources within a 5 mile radius of the proposed center.

Indianapolis is a major metropolitan community, and we have been ranked one of the 25 WORST cities for air quality according the American Lung Association. Adding this data center, with its 30+ diesel generators will contribute to more pollution, more health related concerns, and more distress for Eastside citizens, many of whom already face health risks.

This specific location is near not one, but at least 6 major school zones. Hawthorne Elementary (the school where I work), Lowell Elementary, George Julian IPS 57, and all three Irvington Community campuses are within a 5 mile radius of this proposed site. As I type this, my windows are currently open in an effort to save air conditioning bills, and provide a bit of fresh air into my house. The wind is blowing, which means the pollution from this proposed data center will blow as well. Students attend school from July - June at these schools, which means no month will be safe to play outside. Students will have less access to air, all in the name of data and capitalism. This is not a trade parents, students, staff, or the community are asking for, or willing to compromise on.

In addition to the schools, there are many parks, and natural wooded areas that will be affected if this variance is granted, or construction is allowed to begin. Our water, which flows to these schools, my home, and through these natural areas where kids creek stomp is likely to become contaminated, or become non-existent. Again, no one is asking for, or wants this in our literal and figurative backyard.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation, or an out-of-touch Governor. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Stacey Young

5242 E 9th St

Indianapolis, In 46219

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 6:47 AM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Todd Taber <tavtaber@gmail.com>
Sent: Thursday, June 11, 2026 6:30 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,
My name is Todd Taber and I am an East Side resident of Indianapolis. I live at 1340 North Dequincy Street, Indianapolis.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant

(site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,
Todd Taber

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Monday, June 8, 2026 1:35 PM
To: Blackham, Kathleen
Subject: FW: Please No Data Center in Irvington

From: Erin Taylor <erin.tay38@gmail.com>
Sent: Monday, June 8, 2026 7:16 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Please No Data Center in Irvington

Dear representatives of the MDC,
My name is Erin Taylor and I am an East Side resident of Indianapolis. I live at **59 N Hawthorne Lane Indianapolis, In 46219.**
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
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cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center. Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Thank you,

Erin Taylor MS, RD, CNSC, LDN
59 N Hawthorne Lane 46219

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Monday, June 8, 2026 3:17 PM
To: Blackham, Kathleen
Subject: FW: No data center

From: Beth Voitik Terlizzi <beth.voitik@gmail.com>
Sent: Monday, June 8, 2026 1:04 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: No data center

Dear representatives of the MDC,
My name is Beth and I am an East Side resident of Indianapolis. I live at 383 Good Ave, Indianapolis IN 46219.
As a clinical social worker, young cancer survivor, mother and resident, I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center
located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
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The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Beth Terlizzi, LCSW
383 Good Ave
Indianapolis IN. 46219

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, June 10, 2026 8:28 AM
To: Blackham, Kathleen
Subject: FW: Irvington Data Center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Jennifer <jhudonterrell@aol.com>
Sent: Tuesday, June 9, 2026 10:48 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington Data Center

I am in OPPOSITION

Thank you,

Jennifer Hudon Terrell

Blackham, Kathleen

From:	Patz, Bryce
Sent:	Thursday, June 11, 2026 1:08 PM
To:	Blackham, Kathleen
Subject:	FW: East side resident strongly opposed to the DC Blox Data Center proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Rachel Terry <r_boxell@hotmail.com>
Sent: Thursday, June 11, 2026 10:38 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: East side resident strongly opposed to the DC Blox Data Center proposal

Sent Dear representatives of the MDC,
My name is Rachel Terry and I am an East Side resident of Indianapolis. I live at 10832 Tealpoint Drive, Indianapolis Indiana 46229.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have

already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and

constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Rachel Terry

from my iPhone

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, June 10, 2026 9:27 AM
To: Blackham, Kathleen
Subject: FW: Irvington patron/Little Flower resident: NO DC Blox OR Metro Blox Data Centers

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: M Topping <msterion@yahoo.com>
Sent: Tuesday, June 9, 2026 8:49 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Cc: Brown, Jesse <Jesse.Brown2@Indy.Gov>
Subject: Irvington patron/Little Flower resident: NO DC Blox OR Metro Blox Data Centers

Dear representatives of the MDC,
I am Marguerite Topping, an Eastside resident of Indianapolis. I live at 1431 N. Colorado Avenue, Indianapolis 46201. This home I own lies betwewn the Metro Blox and DC Blox sites, and I am ANGRY.
The DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School will undoubtedly diminish my quality of life as well as property value, as much as the Metro Blix project planned for Aheeman Drive and 24th Street.
I am **strongly opposed** to the development of these data centers in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
The Mero Blox and DC Blox projects will be injurious to public health and drastically and negatively affect the use and value of the entire Eastaide area, which has historically been subject to the

depredations of polluting industries because its low- or middle-income working residents had no choice.

Reasons for strenously rejecting these data center projects include:

- **Cancer-causing groundwater contaminants affecting thousands of residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Additional physical and mental** toll due to the diesel backup particulate air pollution, light pollution, and noise pollution. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to thedr proposed projects.
- **Acute danger to school children** since the DC Blox data center will be within 500 yards of Irvington Community Elementary School. While no extensive studies have been done on children forces to live/learn within the USA, studies in Enhland have shown a **67% increase in leukemia in children living within proximity to a data center.** The noise from the data center also has potential to adversely affect the education of every student attending the school. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Uncertain monitoring and enforcement of IDEM and EPA standards** - The current state and Federal administrations currently have refused to investigate, test, and enforce long-established air, land, and water pollution incidents and reinforce the sanctity of preserved land, forests, and waterways, and/or have themselves allowed their own agencies to roll over the prevailing environmenal protections and guard rails.
- **Spurious or unenforceable promises made by data center developers regarding augmentation of current electrical and water capacity to allow for increased usage by the data center, or promised creation of green spaces or other community amenities, etc.** If these promises are not fulfilled by a certain date (or ever), what is the consequence to the data center? Will fines for failure to deliver promised capacity or infrastructure to the community result in substantial fines despite significant negative community impact? Or will data centers be required to cease all business, clean up toxic effects, and reimburse residents for any other negative effects or their health and homes? The latter result seems unlikely — little or no consequence aeems more likely.
- **Egregious tax rebates and deductions promised to data center developers** which will bleed the community chest and deprive local school and infrastructure of needed funds for up to twenty years.
- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and

concerns about diminished property values— far outweigh temporary construction jobs and a handful of permanent jobs, or any promises of community investment made by DC Blox and Metro Blox.

Our community's well-being should not be sacrificed for corporate profit.

The residents of all Eastside Indianapolis districts have made it clear that the public sentiment is strongly against these projects. The City-County Council has passed a moratorium on new data centers because these projects are not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not out-of-state corporations and their entreaties. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center, and call a halt to the Metro Blox project aa well.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Sincerely,

Marguerite Topping
1429-1431 N. Colorado Avenue
Indianapolis IN 46201
626-644-8144

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 9:47 AM
To: Blackham, Kathleen
Subject: FW:

From: renee thomas <ttwedding2015@gmail.com>
Sent: Thursday, June 11, 2026 9:22 AM
To: Patz, Bryce <Bryce.Patz@indy.gov>; PlannerOnCall <PlannerOnCall@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>
Subject:

Dear representatives of the MDC,
My name is Renee Toure and I am an East Side resident of Indianapolis. I live at 320 n Irvington ave. I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,
Renee Toure

Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 9, 2026 1:19 PM
To: Blackham, Kathleen
Subject: FW: Community Heights resident STRONGLY opposed to the DC Blox Data Center proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Melaina Valentine <mnvalentine313@gmail.com>
Sent: Monday, June 8, 2026 8:49 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Cc: Nielsen, Andy <Andy.Nielsen@indy.gov>
Subject: Community Heights resident STRONGLY opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Melaina Valentine and I am a Community Heights resident, and I live steps away from PS 88 (Anna Brochhausen School).

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community;

(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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children:** The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school. **As a community member who can see an elementary school from my windows, I cannot imagine putting children--who are valuable community members without a voice--in danger for the sake of technology.**
- **Resource Drain:** We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Little community benefit vs. major corporate benefit:** The potential burdens of this project—health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project by showing up to community hearings, and even the development of a NO to Irvington Data Center Facebook group. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow Councilor Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,
Melaina Valentine
1320 N Graham Ave
Indianapolis, IN 46219

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, June 10, 2026 6:23 PM
To: Blackham, Kathleen
Subject: FW: Oppose Data Center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Lauren Van Benten <laurenvanbenten@gmail.com>
Sent: Wednesday, June 10, 2026 6:23 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: Oppose Data Center

Dear Mr. Patz,

I am writing to formally express my opposition to the proposed construction of a data center outside the school in Irvington.

I have serious concerns regarding the impact this development may have on the school environment and the surrounding community of Irvington. I urge you to consider these factors and the potential long-term effects on the students and residents of Irvington before proceeding with this project. We are already ranked so poorly in terms of quality of life and health outcomes in Indiana. Such a move would only contribute to the pollution of the eastside.

Thank you for your time and for considering my position on this important matter.

Best regards,

Lauren Van Benten
317-209-7540

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 9:47 AM
To: Blackham, Kathleen
Subject: FW: Official Objection to DC Blox Proposal

From: Lance Varnado <lvarnado@me.com>
Sent: Thursday, June 11, 2026 9:03 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Official Objection to DC Blox Proposal

Dear Hearing Examiner and Members of the MDC,
I am writing as a concerned local community member to formally register my strong objection to the proposed $2 billion DC Blox data center project currently under consideration for the site near South Kitley Ave and the Pennsy Trail, just behind a grade school. I urge the hearing examiner to issue a recommendation for denial, and I request that the MDC ultimately reject this petition.

While I understand the growing demand for technological infrastructure, the placement of a massive data center facility in the this specific location poses significant, irreversible risks to our community's infrastructure, environment, and quality of life. My objections are rooted in the following critical areas:

- Strain on the local electrical Grid: Data centers are notoriously high-consumption facilities. Introducing a massive power drain to our local grid and threatens energy stability for surrounding residents and businesses, and risks driving up utility costs for everyday consumers to fund necessary infrastructure upgrades.

-Substantial Water Consumption: Data center cooling systems consume millions of gallons of water daily. In an era where water resource management and conservation are paramount, diverting such a massive volume of our local water supply to cool a commercial facility is an irresponsible use of shared natural resources.

-Noise Pollution and Environmental Impact: The continuous, 24/7 industrial hum from massive cooling units and emergency diesel generators will severely impact the peace and tranquility of the neighboring residential areas. Furthermore, the extensive clearing of land and creation of impervious surfaces will disrupt local ecosystems and increase stormwater runoff risks.

-Minimal Long-Term Economic Benefit: Despite their massive physical footprint, data centers are highly automated and create very frew permanent, high-quality local jobs once construction is complete. The long-term economic return, including their massive tax breaks, does not justify the zoning disruption and resource depletion for our immediate community.

A project of this scale and industrial nature is entirely incompatible with the long-term vision of our sleepy historical community. I ask that the hearing examiner and the MDC prioritize the well-being, resources, and voices of the residents who live here over commercial exploitation.

Thank you for your time, consideration, and service to our community. I request that this email be formally entered into the public record for the upcoming hearing.

Sincerely,

Lance Varnado
65 N Ritter Ave, Indianapolis

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, June 10, 2026 9:28 AM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Elizabeth Vollmer <elvollme@gmail.com>
Sent: Tuesday, June 9, 2026 8:08 PM
To: Nielsen, Andy <Andy.Nielsen@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; PlannerOnCall <PlannerOnCall@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,
My name is Elizabeth Vollmer and I am an East Side resident of Indianapolis. My family and I live at 5723 Beechwood Avenue in Irvington.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community. I'm a registered voter and take my voting privileges very seriously, but will note that this is the first time I'm actively emailing representatives to communicate my opinions. This is a very deciding voting factor for me.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,
Elizabeth Vollmer

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 6:48 AM
To: Blackham, Kathleen
Subject: FW: I am in OPPOSITION

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: G Vorase <gangotripatel2016@gmail.com>
Sent: Wednesday, June 10, 2026 9:45 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>; PlannerOnCall <PlannerOnCall@indy.gov>
Subject: I am in OPPOSITION

I am in OPPOSITION!

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, June 10, 2026 5:51 PM
To: Blackham, Kathleen
Subject: FW: Opposition-Irvington Data Center

Bryce Patz (he/him/his) | Administrator - Current Planning Current Planning | Department of Metropolitan Development | City of Indianapolis bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966 ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner Citizen Access Portal

-----Original Message-----
From: Warrenburg Janet <jwarrenburg@icloud.com>
Sent: Wednesday, June 10, 2026 5:32 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>
Subject: Opposition-Irvington Data Center

To whom it may concern,

My name is Janet, and I am writing to express my strongest opposition to the proposed data center in Irvington.

Irvington is not just a place where I live-it is my home. I grew up here, raised my children here, and have invested my life in this community.

I am deeply concerned that a large-scale data center is not compatible with the character of our neighborhood. Placing a facility next to a school and a cultural trail is very alarming.

Residents deserve clear answers about the long-term impacts on our community, including noise pollution, increased utility demands, water consumption, energy usage, traffic, environmental impacts and property values. I urge you to understand that once a project of this type and size is built its effects will be felt for decades!

I also question whether the benefits outweigh the costs. We, the east side residents, should not have to bear the burden of the environmental and infrastructure impacts.

It is concerning that this project is proposed by a company out of Georgia rather than by people who have long standing roots in our community. Irvington has worked hard to preserve its identity and build a neighborhood that reflects the values of its residents. When outside companies seek development here we must ask whether their plans align with the wants and needs of the actual people who live here, the LOCAL community!

Does the data center fit the vision the community has? Does this enhance our quality of life, support or local economy in meaningful ways, and contribute to the character of our neighborhood? These are questions that deserve thoughtful consideration before ANY approval is granted.

I love Irvington. It has been my home for my entire life and I want future generations to enjoy the same welcoming community that I have been fortunate to experience.

Please prioritize the residents who have built their lives here and who will live with the consequences of this decision long after construction is complete.

Sincerely,

Janet A. Warrenburg

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Monday, June 8, 2026 1:08 PM
To: Blackham, Kathleen
Subject: FW: Please Deny the Proposed DC Blox Data Center in Irvington

From: Rebecca Waterman <re.waterman@yahoo.com>
Sent: Saturday, June 6, 2026 5:53 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Please Deny the Proposed DC Blox Data Center in Irvington

Hello,

I'm not sure if my email will actually be read, but if it is. I hope you hear it. My grandpa worked and retired from the ford plant that used to be in that location. I've grown up in Irvington and have continued to live in Irvington, like a lot of people here. People who have grown up her and have chose to raise their families here. Irvington is a special place. But really, the whole east side is. But, I used to drive past the old ford plant every day on my way to my K-8 school off Kitley. Far too close to this supposed data center. But the drive past the ford plant came with some pride, it was a place that took care of employees, their families, and the community. My family. That is not something DC Blox offers. It will do incomprehensible damage to the environment as well as our community. I could site sources. I'm sure you've seen the long list of studies and first hand accounts of people suffering in their own homes due to these data centers. People in my community are already drowning in electric bill costs and have been fighting with AES over thousands of dollars in costs with no real explanation for the price hike. The data center will cause this to be even more of a detriment to our community. The inner east side is already struggling in a lot of ways. Irvington is a hub for a lot of community resource and outreach programs. There is no reason to add this data center to this beautiful historic neighborhood. It will do no good. They offer nothing to the community. They offer no offsets for the already struggling. They will only do more harm in ways that there is no recovery from. As someone who cares for her community deeply, all I can do is beg you to not let them in. To not let them hurt my neighbors. To not let them destroy this beautiful oasis of Irvington where trees are protected and historic buildings are treasured. To keep the kids safe. I went to school right there. We could comfortably play in the lot. I can't imagine what the effect of the constant drone and humming of the data center would do to the students, but I can guarantee nothing good. I hope the decision makers are able to see past greed and look at a community that deeply cares about each other, the environment, and our city. Please don't let them in. We don't want any data center.

With the biggest hope,
Rebecca Waterman

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 10:55 AM
To: Blackham, Kathleen
Subject: FW: OPPOSED to the data center(s)

From: Webb-Burton, Carlene <cwebbbur@iu.edu>
Sent: Thursday, June 11, 2026 10:49 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: OPPOSED to the data center(s)

Dear representatives of the MDC,

My name is Carlene Webb Burton and I am a homeowner on the east side of Indianapolis. Both of my adult children also own homes in the neighborhood; 635 Dequincy and 1423 N. Denny. We are all concerned about the future of our community but are unable to attend the meeting today at the City-County building. We are all strongly opposed to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School and while it's probably too late to stop it, the Martindale-Brightwood data center on Sherman.

I am **strongly opposed** to the development of these data centers in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Centers.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Regards,

Carlene Webb Burton
838 N. Drexel Ave.
Indianapolis, IN 46201

Blackham, Kathleen

From: PlannerOnCall
Sent: Wednesday, June 10, 2026 3:26 PM
To: Blackham, Kathleen
Subject: Fw: Concerns Regarding DC BLOX Data Center Expansion at the Former Ford Plant Site

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
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Forms & Fees
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Melissa Webb <melissamariewebb@gmail.com>
Sent: Wednesday, June 10, 2026 10:56 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Concerns Regarding DC BLOX Data Center Expansion at the Former Ford Plant Site

Dear Judy Weerts Hall and the Commissioners,
I am writing as an Indianapolis resident to express my concerns regarding the proposed DC BLOX data center development at the former Ford plant site on the east side of Indianapolis.
While I understand the importance of technology infrastructure and economic development, I believe the City should carefully evaluate whether a large-scale data center represents the highest and best use of this property and whether the long-term community benefits justify the costs.
My concerns include:
• **Limited job creation relative to the size of the development.** Data centers require significant land, infrastructure, and utility resources but typically create far fewer permanent jobs than advanced manufacturing, mixed-use redevelopment, logistics, or other employment-focused developments. The former Ford site represents a rare large redevelopment opportunity, and I am concerned that dedicating it to a data center may foreclose future uses that would create substantially more employment opportunities for east-side residents.
• **Heavy consumption of electricity and water resources.** Data centers are among the most energy-intensive facilities being developed today. As utilities invest in infrastructure to support these projects,

residents may ultimately bear some of the costs through higher rates or future infrastructure investments.

- **Limited contribution to neighborhood vitality.** Unlike developments that include offices, retail, housing, public amenities, or active employment centers, data centers are largely closed facilities that generate little daily activity, foot traffic, or community engagement. They can occupy large areas of land while providing relatively little direct benefit to surrounding neighborhoods.
- **Opportunity cost for the east side.** The former Ford property has long been viewed as a strategic redevelopment site. Before approving a large data center project, I would like to see a thorough evaluation of alternative uses and a transparent analysis of whether this proposal delivers the greatest long-term economic, employment, and community benefits.
- **Potential environmental and infrastructure impacts.** Given the growing scale of data center development nationwide, I believe the public deserves clear information regarding expected energy consumption, water usage, backup power generation, noise impacts, and any infrastructure upgrades required to support the facility.

I am not opposed to economic development, but I believe Indianapolis should be deliberate about how scarce redevelopment sites are used. Large data centers provide important digital infrastructure, but they also place significant demands on land and utilities while creating relatively few long-term jobs. **I urge the City to carefully consider these tradeoffs and ensure that any approval process includes meaningful public engagement and a transparent analysis of community impacts.**

Thank you for your time and consideration.
Sincerely,
Melissa Webb
Indianapolis Resident (1820 N New Jersey St.)

--
Melissa Webb
www.linkedin.com/in/melissamwebb
317.402.4925

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 1:04 PM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

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DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: PlannerOnCall <PlannerOnCall@indy.gov>
Sent: Thursday, June 11, 2026 12:52 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

Adrienne D. Baker | **Principal Planner I**
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Savannah Weber <savannah.r.weber@gmail.com>
Sent: Thursday, June 11, 2026 12:36 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>; PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,
My name is Savannah Weber-Dickerson and I am an East Side resident of Indianapolis. I live at **333 N Layman Ave**.
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**:
  Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.
Thank you for your time and your service to our community. I look forward to your support in stopping this project.
Respectfully,

Savannah Weber-Dickerson
333 N Layman Ave
Indianapolis, IN 46219
savannah.r.weber@gmail.com

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 10:46 AM
To: Blackham, Kathleen
Subject: FW: Little Flower resident strongly opposed to the DC Blox Data Center proposal

From: Gabi Weldy <gabriellerweldy@gmail.com>
Sent: Thursday, June 11, 2026 10:19 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Little Flower resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Gabi Weldy and I am an East Side resident of Indianapolis. I live at 1131 N Bancroft St. Indianapolis, IN 46201.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in

the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Gabi Weldy

1131 N Bancroft St. Indianapolis, IN 46201

Blackham, Kathleen

From: PlannerOnCall
Sent: Wednesday, June 10, 2026 3:41 PM
To: Blackham, Kathleen
Subject: Fw: NO DATA CENTER IN INRVINGTON

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
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DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Kara Welsh <kara.m.poole87@gmail.com>
Sent: Wednesday, June 10, 2026 3:01 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: NO DATA CENTER IN INRVINGTON

To all concerned parties,

My name is Karalee Welsh and I am writing as a life long Eastside resident in Irvington. I grew up at 10th and Arlington, attended grade school at Our Lady of Lourdes, and biked all over this area as a kid. I lived for nearly fifteen years at 6716 E. Washington, very close to the site of the proposed data center. I am currently living at 5744 E Pleasant Run Parkway North Dr, right across the street from Pleasant Run Creek.

I am STRONGLY OPPOSED to the DC BLOX data center!

My concerns are the environmental distress from noise pollution and cancer causing contaminates seeping into our groundwater, which will be hazardous to the children who attend school near the proposed location and could potentially flow through the creek near my home. The over consumption of our community's water and the compensation we will have to make for utilities are also concerns for me. This is a community of varied income groups and all should be able to continue a comfortable and

financially stable life. We should not be made to shoulder the financial and environmental burdens for a facility we do not want in our community.

I have watched Irvington blossom into an amazing community where so many different kinds of people feel proud to call it home. Putting a data center here will add no benefit to our neighborhood and would be a step in the wrong direction in the betterment of the Eastside.

I would also like to point out that having a meeting for the community to voice their concerns in the middle of a workday is an incredibly cowardly way to force an agenda.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and consideration.

Respectfully,

Karalee Welsh

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Monday, June 8, 2026 1:07 PM
To: Blackham, Kathleen
Subject: FW: No data center in Irvington

From: Nick Westmoreland <nick.westmoreland13@gmail.com>
Sent: Monday, June 8, 2026 12:23 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: No data center in Irvington

Hello, as a new homeowner in Irvington, I see no reason for a data center to suck up resources from the community, especially one planned to be less than half a mile away from my home on kitley. No one in the Irvington or greater indianapolis area wants a data center that serves zero purpose to the community. Please re-evaluate and consider planning for a data center in another less occupied part of the state. Or country for that matter.
Thank you for your time.

Nick Westmoreland

Blackham, Kathleen

From: Jen Wiley <jenwileyrealestate@gmail.com>
Sent: Monday, June 8, 2026 2:40 PM
Cc: PlannerOnCall; Patz, Bryce; Nielsen, Andy; Hart, Michael-Paul
Subject: No data center

Dear representatives of the MDC,
My name is Jen and I am an East Side resident of Indianapolis. I live at 6627 E Pleasant Run Parkway South Dr, Indianapolis; less then one mile from this site. As a medical researcher specializing in pediatric oncology, mother and four generation eastside resident, I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.
- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era

of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Jen Wiley

Blackham, Kathleen

From: Weigel, Michael
Sent: Thursday, June 4, 2026 9:14 AM
To: Blackham, Kathleen
Subject: FW: DC Blox East side opposition

Good morning,

See below related to one of your petitions.

Thanks,

Michael Weigel, AICP Candidate | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
michael.weigel3@indy.gov | 317-327-5114 | https://www.indy.gov/agency/department-of-metropolitan-development
Talk to a planner: planneroncall@indy.gov
Land use petition forms and fees: indy.gov: Land Use Petition Forms and Fees
Petition submittal: Planning, Zoning & Urban Design - Indianapolis, IN
DMD Municode meetings/agendas: Department of Metropolitan Development Agendas/Minutes | Meetings Portal - Indianapolis and Marion County (municodemeetings.com)

From: Jamie Wise <jamer623@gmail.com>
Sent: Thursday, June 4, 2026 9:00 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: DC Blox East side opposition

Please remove any support and block all attempts for the east side DC Blox data center. Allowing it to be constructed would compromise the Pennsy trail. There is also an elementary school less than 1 mile away from it. The noise, air, and land pollution is too dangerous to allow our people (let alone children) to be exposed to the pollutants.

No one supports this project; especially since the majority of jobs are TEMPORARY.

Thanks,
Jamie Wise

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 7:25 AM
To: Blackham, Kathleen
Subject: FW: No DC Blox

From: Jamie Wise <jamer623@gmail.com>
Sent: Wednesday, June 10, 2026 8:24 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: No DC Blox

Hi!
I'm writing to share my extreme opposition to allowing the east side data center in Warren Park. This data center is far too close to the elementary school, pennsy trail, and can we just please stop ruining this earth with all of these ai data centers that will strip us of precious resources and ruin our lands???!!! You wouldn't want it in YOUR backyard.

I look forward to hearing the block/no approval of DC Blox.

Thanks,
Jamie

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Tuesday, June 9, 2026 12:16 AM
To: Blackham, Kathleen
Subject: FW: Opposition to Proposed Data Center by DC Blox on Eastside

From: Marcy Wright <marcy.j.wright@gmail.com>
Sent: Monday, June 8, 2026 7:01 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Opposition to Proposed Data Center by DC Blox on Eastside

To whom it may concern,

I oppose approving the data center until more research on the long term effects it will have on this community.

Sincerely,
Marcy Wright
An Eastside Resident

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 11, 2026 6:52 AM
To: Blackham, Kathleen
Subject: FW: Opposing new DC Blox Data Center

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: jessica w (Pixiebaby) <wurzjessica1128@gmail.com>
Sent: Thursday, June 11, 2026 6:47 AM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: Opposing new DC Blox Data Center

Dear representatives of the MDC,
My name is Jessica Wurz and I am an East Side resident of Indianapolis. I live at **326 N Ritter Ave.**
I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.
I am **strongly opposed** to the development of a data center in our community.
DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."
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associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.
- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.
- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully, Jessica Wurz

Wurzjessica1128@gmail.com

Sent from my iPhone

Blackham, Kathleen

From: PlannerOnCall
Sent: Friday, June 5, 2026 8:23 AM
To: Blackham, Kathleen
Subject: Fw: Irvington Resident. NO DATA CENTER HERE

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner | Land Use Petitions Forms & Fees
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Shelba <syosha2005@gmail.com>
Sent: Thursday, June 4, 2026 9:41 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Irvington Resident. NO DATA CENTER HERE

Hello,

I am a homeowner in Irvington. I bought my home in 2018, I pay a lot in property tax and homeowners insurance. This is my community. Both of my children went to IPS 57, they walked there every morning. My daughter worked at Chicago Beef and Dog, my son rides his bike in the neighborhood and frequents the local businesses with his friends. My elderly mother walks to the doctors office on Washington and Ritter, she also lives with me. I work hard to keep the sense of community alive by helping neighbors when they are in need and joining neighborhood activities. We are a hard working community. We thrive. They say the east side is where businesses go to die. It is sad and true, but I watch my neighborhood go out of thier way to support local businesses here. We do not want a data center in our neighborhood. We do not want the pollution where our children play. We do not want the water sucked up by the operating systems. We do not want the light pollution. We do not want the noise pollution. We do not want a massive data center that benefits no one but billionaire tech bros. Ask them if they want to live next to a data center? It does not belong here. No one wants it here. It won't even create a substantial amount of jobs past the construction phase. We do not even want the construction phase. NO DATA CENTER IN IRVINGTON.

Sincerely, A concerned home owner and community member,
Shelba Yosha

Blackham, Kathleen

From: PlannerOnCall
Sent: Wednesday, June 10, 2026 3:40 PM
To: Blackham, Kathleen
Subject: Fw: DC Blox Thunderbird commerce center

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
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Citizen Access Portal



From: Gary Young <helperdog53@gmail.com>
Sent: Wednesday, June 10, 2026 2:02 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: DC Blox Thunderbird commerce center

I urge the city to include low frequency regulations on noise control by measuring actual Sound Pressure Level (SPL).
SPL is a measurement of the physical intensity of sound not how loud it is.
Low frequency describes pitch, measuring infrasonic noise-acoustic energy below 20HZ. They have longer wave lenghts (traveling 56 feet at 20 HZ) and can travel through walls and cracks. Measuring dB is a pure ratio of sound,
dBA is adjusted and filters out the low and high frequencies that humans do not hear well, dBC measures low Frequency
Noise (LFN) such as (HVAC, hums-fans, bass). The octive band dBC recommendations are daytime 60 and nighttime 55. Low frequency sounds are to weak for the human ear to hear but your brain is constantly aware of it and processing it 24/7. The data center will be very close to a school with children learning. DC Blox states they ensure noise levels at property line do not exceed 65 decibals, measured Lmax (Maximum Sound Level) what about low sound waves? DC Blox is contracting a third-party acoustic study for the project I urge you to be specific about what they should be measuring and how it's achieved. The city needs to find more answers about low frequencies (dBC) and the effects on the community.

Thank you,

Carol Young

Blackham, Kathleen

From: Uhlenhake, Robert
Sent: Thursday, June 11, 2026 8:53 AM
To: Blackham, Kathleen
Subject: FW: Irvington resident strongly opposed to the DC Blox Data Center proposal

From: Courtney Kretchek <ckretche@warren.k12.in.us>
Sent: Thursday, June 11, 2026 8:50 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>; Nielsen, Andy <Andy.Nielsen@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>
Subject: Irvington resident strongly opposed to the DC Blox Data Center proposal

Dear representatives of the MDC,

My name is Courtney Kretchek and I am an East Side resident of Indianapolis. I live at 420 Gilbert St Beech Grove.

I am emailing you in regards to the DC Blox Data Center project proposed at the Thunderbird Commerce Center located southwest of the intersection of Washington Street and Shadeland Avenue, near Irvington Community Elementary School.

I am **strongly opposed** to the development of a data center in our community.

DC Blox has requested a use variance for this site. As you know, **IN Code 36-7-4-918.4 (2025)** states that "a variance may be approved under this section only upon a determination in writing that: (1) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; (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."

For the following reasons, it is clear that this project will in fact be injurious to public health and drastically and negatively affect the use and value of the area adjacent.

- **Cancer-causing groundwater contaminants affecting 1753 residents**: Per a September 2025 letter from the Indiana Department of Environmental Management, chlorinated solvents were used throughout the history of the Ford plant (site of the proposed project). In the letter, IDEM said there are still harmful chemicals in the ground that the state is monitoring. One of the chemicals, vinyl chloride, is associated with an increased risk of liver, brain and lung cancers. Any development of this brownfield can contaminate our water and gravely harm the 1753 residents who live within half a mile of the site.

- **Danger to school children** – The data center will be within 500 yards of Irvington Community Elementary School. The noise from the data center has potential to adversely affect the education of every student attending the school. Similar communities throughout the US have already expressed concerns for the noise pollution caused by data centers, including in Vineland, NJ and Dowagiac, MI, that are currently running at similar capacity to this proposed project. A data center of this size should not be constructed this close to a school.

- **Resource Drain** – We still do not have clear answers on how much of our precious water and energy resources this facility will consume, and how that cost will be passed on to residents in the same grid, especially with the unknown variables of future contracts for buildings 2 and 3. In an era of increasing environmental concerns, we cannot hand over vast public resources to a corporation without a full understanding of the long-term costs.

- **Little community benefit vs. major corporate benefit** – The potential burdens of this project— health concerns, increased strain on infrastructure, environmental impact, and concerns about property values— far outweigh temporary construction jobs and only tens of permanent jobs, or any promises of community investment made by DC Blox. Our community's well-being should not be sacrificed for corporate profit.

The East Side residents of Indianapolis Districts 14 and 20 have made it clear that the public sentiment is strongly against this project. The City County Council has passed a moratorium on new data centers. This project is not wanted by the citizens.

I urge you to follow District 14 City-County Councilor Andy Nielsen's example and listen to your fellow neighbors and constituents, not an out-of-state corporation. Please honor your duty to represent the people of Indianapolis by voting against the DC Blox Data Center.

Thank you for your time and your service to our community. I look forward to your support in stopping this project.

Respectfully,

Courtney Kretchek

420 Gilbert St.

Beech Grove, IN 46107

Blackham, Kathleen

From: Patz, Bryce
Sent: Thursday, June 4, 2026 12:41 PM
To: Blackham, Kathleen
Subject: FW: Data Center objection

See below for remonstrance.

Bryce

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: PlannerOnCall <PlannerOnCall@indy.gov>
Sent: Thursday, June 4, 2026 12:40 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: FW: Data Center objection

Data Center opposition.

Adrienne D. Baker | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
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DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Matthew Allbright <mattatttaq@gmail.com>
Sent: Thursday, June 4, 2026 12:18 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Cc: Elizabeth Robinson <elizabethr420@gmail.com>
Subject: Data Center objection

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Hey there Commissioner,

It has come to my attention that there is a Data Center being proposed less than 2 miles away from my house (6706 Shelley St.). I'll use DC to stand in for the Data Center in the following sentences to minimize redundancy.

I oppose the building of a Data Center for multiple reasons listed below.

1. Cost
Power:
We currently don't have the infrastructure to handle the power usage for a DC. Due to this fact, to ramp up the infrastructure AES customers will be fronting the bill to offset the cost. This is after an AES bill increase over the past few years.

https://www.axios.com/local/indianapolis/2025/09/24/aes-rate-hike-case-opposition-builds

To exacerbate while this ramp up is happening Indiana may have to open up usage for coal to offset the usage needs. In addition to meet the need of the DC wattage will be routed to this DC impacting the local grid.

https://www.eesi.org/articles/view/data-center-power-demands-are-contributing-to-higher-energy-bills

Materials:

There is a run on the materials for DCs, you can read the conclusion of this article:
"Data centers rely on a diverse range of materials—metals, plastics, concrete, glass, and more—to ensure structural integrity, efficient cooling, reliable connectivity, and safety. These materials support the demanding needs of telecommunications, cloud computing, and finance, enabling scalable, high-performance facilities. By selecting durable, efficient materials, data centers in industrial hubs like Peoria and Elk Grove Village, IL, achieve operational excellence and cost savings, driving the future of digital infrastructure."

https://dataequipmentmanufacturers.com/what-type-of-materials-are-used-in-data-centers/

So given these materials will increase in cost over a short time the proposal may creep in cost due to the difficulty in procuring raw materials.

Hidden costs, tying into the environmental impact there is a health concern that directly impacts me and my family. Due to pollutants in the air, soil, water, and food I will incur health insurance costs, here is a fortune article to articulate these points:
https://fortune.com/2026/04/21/data-centers-environmental-health-costs-25-billion/

If you see this as a benefit to health insurance at the expense of my and my family's health then your priorities aren't aligned with your constituency.

Property value:

DCs are bad for my property value, no one wants to live next to a DC due to the pollution, cost, lack of water pressure, energy black outs, and therefore the value of my home will go down impacting me financially if I were to try and move.
"Houses next to data center construction sites may take longer to sell; potential buyers also tend to ask more questions during these showings."

If a DC were to be built I would want to get out of here as fast as possible to minimize the financial and health repercussions of a DC. Given this city's desire to break ground quickly before things are sorted through during these showings a DC would be under active construction.

https://www.housebeautiful.com/design-inspiration/real-estate/a71253889/data-center-property-values/

2. Environmental Impact

Mentioned previously and I'm sure there will be others talking about the pollution (air, water, soil, noise...) I'll link an article:
https://www.wri.org/insights/us-data-center-growth-impacts

This goes over the mitigation strategies that some local governing bodies have tried -- but ultimately the impacts are still being figured out.

Where is the water to cool the servers coming from?
How will the local water sources be protected?
What impact surveys have been conducted?
What mitigation strategies are proposed?
https://www.smithsonianmag.com/science-nature/with-ai-on-the-rise-what-will-be-the-environmental-impacts-of-data-centers-180987379/

Another concern is fire:
https://www.iaff.org/news/data-centers-are-booming-and-fire-fighters-must-adapt-to-new-challenges/

These DCs tend to run hot, impact the local climate, and when they overheat there will be fires. What strategies or methods will there be to minimize the fire chance? Especially since server racks and component parts are toxic and will impact me and my family.

3. Accountability for harms.
Who will pay for my increase in bills in power consumption, medial, water usage, and other extraneous hidden costs linked directly to the DC that's going to be built close to me? Do I sue? Do I take Blox to claims court? I don't have the funds to afford such a venture. Do I hold the city responsible?

4. Lack of transparency on what exactly is being proposed. I've read that DC Blox has held a 3 hour meeting to answer questions from this article: https://www.wfyi.org/wfyi-news/2026-05-22/dc-blox-data-center-indianapolis-warren-township-residents but I can't find anything that was put to the public channels around what was discussed and proposed for those who didn't go.

I did find this on the DC Blox website:
https://www.dcblox.com/indianapolisdatacenter/
what's alarming is the false claim here

Are there health risks from living near a data center? ^

No. Data centers are simply climate-controlled computer facilities. The facilities will use no hazardous materials and generate no environmental waste. Backup diesel generators are used only during utility outages and brief monthly testing and conform to Indiana Department of Environmental Management regulations. While data centers emit some electromagnetic fields (EMFs), concrete construction significantly reduces emissions and levels are comparable to those found in typical office buildings.

Based on those who live near DCs in other states, excluding ones in drought areas which have a heightened impact, even the most conservative impact studies say there are risks living next to DCs.

This is addressed in this breakdown:
https://www.environmentalhealthproject.org/post/the-dangers-of-data-centers
Stated briefly in a bulleted list:
* Noise Pollution - hearing loss, stress, insomnia, decreased quality of life * Light Pollution
* Air Pollution
* Water Waste
* Cost Increase for Home Energy Consumers

Please heed these words and oppose the DC that's being proposed less than 2 miles from my house. Thank you for your time and attention, Matthew Allbright

Blackham, Kathleen

From: PlannerOnCall
Sent: Thursday, June 25, 2026 1:55 PM
To: Patz, Bryce; Blackham, Kathleen
Subject: FW: NO DATA CENTER IRVINGTON

Adrienne D. Baker | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | *DMD MuniCode Meetings & Agendas* | *Submit a Petition* | *Talk to a Planner*
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: JudyKevinMadison <kejuma@sbcglobal.net>
Sent: Thursday, June 25, 2026 1:23 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: NO DATA CENTER IRVINGTON

I have tried to call... option 2 put me on hold then said mailbox full and hung up... option 3 just rang and rang

So NO DATA CENTER IN IRVINGTON

there is NO benefit for the people... NONE

Why?????

Judy Jones

Blackham, Kathleen

From: Levesque, Josh
Sent: Friday, June 26, 2026 1:08 PM
To: Blackham, Kathleen
Subject: Fw: Variance Petition – DC Blox

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
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DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: January Silcox <januaryfc2016@gmail.com>
Sent: Friday, June 26, 2026 12:58 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Variance Petition – DC Blox

Dear Planning Staff,
I am an Irvington resident, and I am writing to respectfully urge you to deny the variance petition for DC Blox at 305 Fintail Drive.
I believe this proposal is not in the best interest of our community. Irvington is a historic, residential neighborhood, and I am concerned about the long-term impacts this project could have on the character of the area, nearby residents, and future development.
Please consider the concerns of the residents who call this community home and deny the requested variance.
Thank you for your time and consideration.
Sincerely,
January Silcox
Irvington Resident

Blackham, Kathleen

From: PlannerOnCall
Sent: Thursday, June 25, 2026 1:55 PM
To: Patz, Bryce; Blackham, Kathleen
Subject: FW: NO DATA CENTER IRVINGTON

Adrienne D. Baker | Principal Planner I
Current Planning | Department of Metropolitan Development | City of Indianapolis
adrienne.baker@indy.gov | P: 317-327-5374
DNR Qualified Professional - Architectural History
DMD Website | *DMD MuniCode Meetings & Agendas* | *Submit a Petition* | *Talk to a Planner*
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: JudyKevinMadison <kejuma@sbcglobal.net>
Sent: Thursday, June 25, 2026 1:23 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: NO DATA CENTER IRVINGTON

I have tried to call... option 2 put me on hold then said mailbox full and hung up... option 3 just rang and rang

So NO DATA CENTER IN IRVINGTON

there is NO benefit for the people... NONE

Why?????

Judy Jones

Blackham, Kathleen

From: Levesque, Josh
Sent: Friday, June 26, 2026 2:06 PM
To: Blackham, Kathleen
Subject: Fw: PLEASE DENY Variance Petition!! [DC Blox / 305 Fintail Drive]

FYI

Josh Levesque (he/him/his) | **Senior Planner - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
josh.levesque@indy.gov | P: 1-317-327-7292
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Gayle Radwick <abi.radwick@gmail.com>
Sent: Friday, June 26, 2026 1:40 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: PLEASE DENY Variance Petition!! [DC Blox / 305 Fintail Drive]

Good afternoon,

I am a resident of the Irvington area (46219) and library paraprofessional. I grew up in Lawrence township and am proud to now call Irvington my home.

I am reaching out with grave concern regarding the morally corrupt and UNCONSTITUTIONAL decision to build an AI Data Center in the heart of one of Indianapolis' most historic and beloved neighborhoods.

With Rep. Andre Carson bringing the AI Moratorium bill before legislation, it should be clear that the true leaders of Indianapolis are AGAINST this greed-driven, environmentally disastrous, UNNECESSARY blight to our community. There are hardly any job opportunities for Hoosiers; we are already receiving aggressively high electric bills, and this will only worsen the cost of living while likewise worsening the quality of life; and we will be robbing our land and CITIZENS of clean water.

Bringing a data center to Irvington is the antithesis of Hoosier Values.

If you care at all about the PEOPLE OF INDIANAPOLIS AND IRVINGTON, you will DENY THE Variance Petition [DC Blox / 305 Fintail Drive].

Please do right by the people.
With urgency,
Abigail Radwick

Blackham, Kathleen

From: Dillard , Jasmine
Sent: Monday, June 29, 2026 11:31 AM
To: Blackham, Kathleen
Subject: FW: Deny Variance Petition DC Blox 305 Fintail Drive

Ms. Kathleen,

Please see the email below regarding DC Blox. Thank you!

Sincerely,

Jasmine Dillard Nikolich (she/her/hers) | **Senior Planner**
Current Planning | Department of Metropolitan Development | City of Indianapolis
Jasmine.Dillard3@indy.gov | 317-327-7106 |
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Kristin Herrmann <herrmkr@hotmail.com>
Sent: Monday, June 29, 2026 9:55 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Deny Variance Petition DC Blox 305 Fintail Drive

I am an Irvington resident and urge the denial of Variance Petition DC Blox/305 Fintail Drive.

Irvington already has a data center. Irvington is within miles of a proposed new data center not yet built. Irvington should be known for its history and community engagement/activities, not for its abundance of data centers.

Do not put a data center, requiring so many generators, next to a school. It is dangerous. The potential for explosions is real, and the school will have to be evacuated out of caution at every overheating.

This is not the way to develop land in a residential community that welcomes visitors using the trail running next to it.

Deny the DC Blox variance for 305 Fintail Drive.

Kristin Herrmann
5870 Lowell Avenue
Indianapolis, IN 46219

Blackham, Kathleen

From: Dillard , Jasmine
Sent: Tuesday, June 30, 2026 1:12 PM
To: Blackham, Kathleen
Subject: FW: DENY Variance Petition [DC Blox / 305 Fintail Drive] - Dierlam Family

Hi Kathleen,

Please see the email below regarding the Irvington DC Blox Data Center. Thank you!

Sincerely,

Jasmine Dillard Nikolich (she/her/hers) | **Senior Planner**
Current Planning | Department of Metropolitan Development | City of Indianapolis
Jasmine.Dillard3@indy.gov | 317-327-7106 |
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Molly Dierlam <mollydierlam@gmail.com>
Sent: Monday, June 29, 2026 11:30 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Cc: Jon Dierlam 695-1584 😍 <jondierlam@gmail.com>
Subject: DENY Variance Petition [DC Blox / 305 Fintail Drive] - Dierlam Family

Hello,

I am a local resident who is emailing to have their voice heard regarding the DC Blox data center being built in Irvington, Indianapolis. **My family is urging the City Planning Office to DENY the variance petition this Wednesday.**

I am a new mom to nine-month old twins. **Me and my growing family live approximately 0.9 miles directly west of the proposed data center location** on University Ave. My husband grew up in Irvington. We love living here and we want to raise our family here. This data center project proposes a huge risk to our neighborhood.

Data centers in general have a negative environmental impact but this **particular proposed location is a monitored industrial brownfield due to the improper disposal of toxic waste** that the old Ford Plant

produced. The ground is literally full of harmful pollutants that the construction will bring to the surface. **My babies deserve to breathe clean air when playing in their OWN BACKYARD. The city failed Irvington once by allowing Ford to improperly dispose of this waste. Do not fail us again** by allowing this waste to spread and cause potentially decades of illness to our residents.

My friends and neighbors are discussing leaving the area if this variance passes. That is heartbreaking. **Please protect our historic neighborhood, our kids, and our environment from this unmitigated tech expansion.**

Molly Dierlam
5836 University Ave
Indianapolis, IN 46219
(317) 919 - 7017
mollydierlam@gmail.com

Blackham, Kathleen

From: Patz, Bryce
Sent: Tuesday, June 30, 2026 2:56 PM
To: Blackham, Kathleen
Subject: FW: Deny Variance Petition [DC Blox / 305 Fintail Drive

Bryce Patz (he/him/his) | Administrator - Current Planning Current Planning | Department of Metropolitan Development | City of Indianapolis bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966 ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner Citizen Access Portal

-----Original Message-----
From: Skrzeszewski, Adam <Adam.Skrzeszewski@indy.gov>
Sent: Tuesday, June 30, 2026 11:47 AM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: FW: Deny Variance Petition [DC Blox / 305 Fintail Drive

Bryce,

Data Center opposition email.

-----Original Message-----
From: Jeff Bond <bondnot007@att.net>
Sent: Tuesday, June 30, 2026 10:19 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Deny Variance Petition [DC Blox / 305 Fintail Drive

I am a long time resident of Historic Irvington on the Eastside of Indy. I am asking you to DENY the Variance Petition, DC Blox- 305 Fintail Dr.

We love our community and it is a valuable asset to the City of Indianapolis and Marion County. The massive data center would be built right along our beloved Pennsy Trail. It would also be WAY TO CLOSE to a community elementary school. Current studies have identified Data Centers as an environmental nuisance.

We want to protect our local community, its children, and our environment. PLEASE listen to our concerns.

Jeff Bond

Blackham, Kathleen

From: Julie Schmoll <julieschmoll@sbcglobal.net>
Sent: Friday, July 3, 2026 9:32 AM
To: PlannerOnCall
Subject: Deny Variance Petition (DC Blox / 305 Fintail Drive)

Follow Up Flag: Follow up
Flag Status: Completed

Good morning. I am an Irvington resident and I long for you to DENY Variance Petition (DC Blox / 305 Fintail Drive).

I will be attending the July 15th hearing, wearing red and appreciate you voting to DENY the variance and to help protect our neighborhood.

Thank you,
Julie Schmoll

Blackham, Kathleen

From: Patz, Bryce
Sent: Wednesday, July 1, 2026 11:43 AM
To: Blackham, Kathleen
Subject: FW: Irvington and Warren Park Data Center Proposal

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
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Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: DMD Engagement <dmdengagement@indy.gov>
Sent: Wednesday, July 1, 2026 9:04 AM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: Fw: Irvington and Warren Park Data Center Proposal

DMD Engagement Team

Talk to a planner: planneroncall@indy.gov

Submit a petition: https://www.indy.gov/form/land-use-petition-submission

DMD Municode meetings/agendas: Department of Metropolitan Development Agendas/Minutes | Meetings Portal - Indianapolis and Marion County (municodemeetings.com)

Citizen Access Portal

From: Karen Higgs Duncan <kadunc1515@gmail.com>
Sent: Tuesday, June 30, 2026 3:48 PM
To: DMD Engagement <dmdengagement@indy.gov>; Karen Higgs Duncan <kadunc1515@gmail.com>
Subject: Irvington and Warren Park Data Center Proposal

City of Indianapolis, Metropolitan Development Commission
c/o Senior Planner (Kathleen Blackham)
City-County Building
200 East Washington Street
Indianapolis, IN 46204

Dear Commissioners,

This letter is to inform you of my opposition to the Data Center proposed in or near the communities of Irvington and Warren Park. Citizens of these communities continue to inform this Commission of our opposition and our expectation that as a public body appointed by individuals for whom citizens voted for that you will heed our opposition and not provide approval of the requested zoning ordinance. We don't want it.

Like other companies across our state and country, DC Blox is not a community partner; rather they are individuals that **exploit communitie**s in terms of water and electric resources and disturb our environment with continued noise from these atrocious data centers. They are given an inordinate amount of tax credits and there is an on-going question of kickbacks and other under the table dealings with DC Blox and other companies building data centers. Communities see none of these benefits,rather we receive all of the risks to our resources and environment. Enough truly is enough. You should have sent every member in our community 6 months ago about what you were proposing. You didn't, why not?

Question: What is the effect on our children's development living near these data center's constant humming and noise? There are no studies to answer this extremely important question given that Irvington Elementary is near this proposed site and that there are thousands of children living in these communities.

What about nature and the environment? We like our parks and the animals that live there. What about the Trail?

Have any of you visited other states where DC Blox has data centers and researched the fall out there? Virginia and Texas are experiencing constant noise disruptions. Have you bothered to even look into these problems with noise pollution and turbine engines? With the

increased costs for water and electricity? So many questions not answered.

There are too many unanswered questions about data centers and too many broken promises across communities. Irvington and Warren Park do not approve of nor do we want DC Blox in our neighborhood and community. The Commission needs to listen to the people and perform your responsibility and duty to the citizens who live in this community. You are not here to represent the profit interests of DC Blox. *You are here to represent and act upon the interests of the people who live in Irvington and Warren Park. WE SAY NO TO DATA CENTERS*.

However; if you wish to approve DC Blox for zoning ordinances in any of YOUR COMMUNITIES you may do so unless your communities also say no. It takes a lot of nerve, disrespect and selfishness on your part (and the President of the City Council) to attempt to force communities to accept these data centers when none of you are placing them where you live. Wouldn't you agree?

Sincerely and with continued voice,

Karen A Duncan MA
Irvington Indiana

Blackham, Kathleen

From: Rebecca Bidlen <rebeccabidlen@gmail.com>
Sent: Friday, July 3, 2026 10:54 PM
To: PlannerOnCall
Subject: Save historic Irvington!

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern:

Irvington has become a beloved neighborhood by many young families in the last decade. We ride our bikes on the Pennsy trail with our toddlers. We love the old homes, the tree canopy that's unrivaled in any indianapolis neighborhood. This neighborhood is beloved and should be protected from the permanent environmental impact that a DC Blox Data center will have, positioned on the trail and neighboring the elementary school. The thought of air, water, and noise pollution destroying our beautiful neighborhood and threatening the quality of life for all these children is sickening. This could cause longterm health complications in a community that is finally starting to thrive.

You have the power to do something good. Please hear the cries of families in Irvington. Turning up contaminated soil across the street from an elementary school is unconscionable.

Becky Bidlen

Blackham, Kathleen

From: Elizabeth Hamilton <eghextra@gmail.com>
Sent: Wednesday, July 8, 2026 7:36 AM
To: PlannerOnCall
Subject: Strongly Urge DENIAL of Variance Petition – Case No. 2026-CVR-815 / 2026-CPL-815

Follow Up Flag: Follow up
Flag Status: Completed

Dear Members of the Board and City Planning Office,

As a resident of Marion County and the Irvington neighborhood, I am writing to urgently request that the Metropolitan Development Commission DENY the variance petition requested by DC Blox for 305 Fintail Drive.

Our city leadership should be working to protect the families, taxpayers, and neighborhoods of Indianapolis—not rushing into a project that prioritizes out-of-state corporate profit over community safety and resource preservation. I urge you to deny this variance for the following reasons:

- Bypassing Our Representatives: The developer is aggressively pursuing a "variance of use" specifically to bypass our elected City-County Council and strip local residents of a democratic vote on this project.

- Severe Water & Grid Strain: A 78-megawatt industrial utility drain places an unprecedented burden on our shared county infrastructure. Furthermore, the massive cooling systems required for an AI data facility consume millions of gallons of water daily, threatening our shared water supply and risking long-term utility rate hikes for regular consumers.

- Environmental & Health Risks: Forcing a historic industrial brownfield to undergo massive construction introduces immediate risks of disturbing toxic soil contaminants and releasing harmful chemicals into our shared groundwater, directly adjacent to an elementary school and the Pennsy Trail.

Plus, the net result will drive people away from this area by:
- Decreasing the property values in a historic neighborhood and making it more expensive to live there.
- Adding pollution that will impact the health of the residents for years to come.

Please look past the corporate sales pitch and protect the people who actually live, work, and pay taxes in this city. I urge you to deny this variance on July 15th.

Sincerely,

Elizabeth Hamilton
Irvington Resident

Blackham, Kathleen

From: Skrzeszewski, Adam
Sent: Tuesday, July 7, 2026 11:49 AM
To: Blackham, Kathleen
Subject: FW: Strongly Urge DENIAL of Variance Petition – Case No. 2026-CVR-815 / 2026-CPL-815

Kathleen,

Data center 305 fantail drive variance petition remonstrance.

From: Addelyn Elise <addelynelise@gmail.com>
Sent: Tuesday, July 7, 2026 11:44 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Strongly Urge DENIAL of Variance Petition – Case No. 2026-CVR-815 / 2026-CPL-815

Dear Members of the Board and City Planning Office,

As a resident of Marion County, I am writing to urgently request that the Metropolitan Development Commission DENY the variance petition requested by DC Blox for 305 Fintail Drive.

Our city leadership should be working to protect the families, taxpayers, and neighborhoods of Indianapolis—not rushing into a project that prioritizes out-of-state corporate profit over community safety and resource preservation. I urge you to deny this variance for the following reasons:

- Bypassing Our Representatives: The developer is aggressively pursuing a "variance of use" specifically to bypass our elected City-County Council and strip local residents of a democratic vote on this project.

- Severe Water & Grid Strain: A 78-megawatt industrial utility drain places an unprecedented burden on our shared county infrastructure. Furthermore, the massive cooling systems required for an AI data facility consume millions of gallons of water daily, threatening our shared water supply and risking long-term utility rate hikes for regular consumers.

- Environmental & Health Risks: Forcing a historic industrial brownfield to undergo massive construction introduces immediate risks of disturbing toxic soil contaminants and releasing harmful chemicals into our shared groundwater, directly adjacent to an elementary school and the Pennsy Trail.

Please look past the corporate sales pitch and protect the people who actually live, work, and pay taxes in this city. I urge you to deny this variance on July 15th.

Sincerely,
Addelyn Ratcliff
Old Northside

Blackham, Kathleen

From: Dillard , Jasmine
Sent: Tuesday, July 7, 2026 11:05 AM
To: Blackham, Kathleen
Subject: FW: Strongly Urge DENIAL of Variance Petition – Proposed DC Blox Facility Case No. 2026-CVR-815 / 2026-CPL-815 (305 Fintail Drive)

Kathleen,

Please see email below. Thank you!

Sincerely,

Jasmine Dillard Nikolich (she/her/hers) | **Senior Planner**
Current Planning | Department of Metropolitan Development | City of Indianapolis
Jasmine.Dillard3@indy.gov | 317-327-7106 |
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Faith Dallas <faithcc14@gmail.com>
Sent: Monday, July 6, 2026 10:11 AM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Strongly Urge DENIAL of Variance Petition – Proposed DC Blox Facility Case No. 2026-CVR-815 / 2026-CPL-815 (305 Fintail Drive)

Dear Members of the Board and City Planning Office,

I am writing as a resident of the Historic Irvington neighborhood to strongly urge the Metropolitan Development Commission to DENY the variance petition requested by DC Blox for the proposed facility at 305 Fintail Drive. (Case No. 2026-CVR-815 / 2026-CPL-815)

The primary mission of the MDC is to ensure that Indianapolis's growth is managed responsibly and respectfully toward its citizens. This commission works for the people of this city, not for out-of-state corporate developers. A $2 billion corporate investment should not buy a pass to disrupt a historic residential neighborhood. When even local leadership remains deeply undecided and cautious about the financial and environmental projections of this project, it is a clear sign that the city is rushing into an irreversible agreement.

I request that the MDC deny this variance based on the following critical planning and environmental grounds:

- **Abusing the Existing I-3 Zoning:** While the former Ford plant site is technically zoned for heavy industrial use, a data center is not an approved use under our current city ordinance. By aggressively pursuing a "variance of use" rather than a full rezoning, the developer is deliberately attempting to bypass the City-County Council and strip local elected representatives of their ability to vote on this project. The fact that it holds an industrial designation does not mean the MDC is obligated to grant a loophole for an intense, hyper-consuming utility drain.

- **Severe Environmental and Groundwater Risks:** This site is a known industrial brownfield with significant historical soil contamination from its decades as an auto plant. Massive, multi-year construction on an unmitigated brownfield introduces an immediate risk of disturbing volatile contaminants, threatening air quality via toxic dust and risking the leeching of harmful chemicals into our local groundwater and surrounding environment.

- **Incompatible Proximity to Families:** This heavy-industrial, 78-megawatt processing complex is proposed directly adjacent to the Pennsy Trail and Irvington Community Elementary School. Forcing our neighborhood children to play and learn right next to a massive facility operating 56 industrial diesel backup generators is a profound failure of smart city planning. Heavy industry belongs in remote industrial corridors, not adjacent to school playgrounds.

- **Unprecedented Grid Strain & Utility Costs:** The developer's proposal states a 78-megawatt draw just for the servers, which means the completed campus will likely demand closer to 100 megawatts of total power. To put that in perspective, that is the equivalent of adding up to 100,000 homes to our local power grid—running at maximum capacity 24 hours a day, 365 days a year. Regular Marion County residents should not have their grid stability put at risk, nor should we face long-term rate hikes to subsidize the extreme, non-stop energy appetite of a private data firm.

If the city prioritizes short-term revenue over the health, safety, and voices of its actual neighborhoods, it fails its citizens. I urge you to look past the corporate sales pitch, listen to the overwhelming majority of eastside residents, and deny this variance petition at the upcoming hearing.

Thank you for your time, service, and consideration.

Sincerely,

Faith Dallas

[320 N Arlington Ave / Irvington Resident]

FAITH DALLAS

-- SOLI DEO GLORIA --

Blackham, Kathleen

From: Patz, Bryce
Sent: Monday, July 6, 2026 2:37 PM
To: Skrzeszewski, Adam; Blackham, Kathleen
Subject: RE: Strongly Urge DENIAL of Variance Petition- Case no. 2026-CVR-815/ 2026- CPL- 815

Thanks, Adam!

@Blackham, Kathleen here is another remonstrance for your case.

Bryce

Bryce Patz (he/him/his) | **Administrator - Current Planning**
Current Planning | Department of Metropolitan Development | City of Indianapolis
bryce.patz@indy.gov | P: 1-317-327-8146 | C: 1-317-951-3966
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair, Indianapolis/Marion County Tree Board
DMD Website | DMD MuniCode Meetings & Agendas | Submit a Petition | Talk to a Planner
Citizen Access Portal

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT

From: Skrzeszewski, Adam <Adam.Skrzeszewski@indy.gov>
Sent: Monday, July 6, 2026 2:22 PM
To: Patz, Bryce <Bryce.Patz@indy.gov>
Subject: FW: Strongly Urge DENIAL of Variance Petition- Case no. 2026-CVR-815/ 2026- CPL- 815

Bryce,

Data Center petition opposition.

From: Audrey Purdie <audreybpurdie@gmail.com>
Sent: Monday, July 6, 2026 2:06 PM
To: PlannerOnCall <PlannerOnCall@indy.gov>
Subject: Strongly Urge DENIAL of Variance Petition- Case no. 2026-CVR-815/ 2026- CPL- 815

Dear Members of the Board and City Planning Office,

As a resident of Marion County, I am writing to urgently request that the Metropolitan Development Commission DENY the variance petition requested by DC Blox for 305 Fintail Drive.

Our city leadership should be working to protect the families, taxpayers, and neighborhoods of Indianapolis—not rushing into a project that prioritizes out-of-state corporate profit over community safety and resource preservation. I urge you to deny this variance for the following reasons:

- Bypassing Our Representatives: The developer is aggressively pursuing a "variance of use" specifically to bypass our elected City-County Council and strip local residents of a democratic vote on this project.

- Severe Water & Grid Strain: A 78-megawatt industrial utility drain places an unprecedented burden on our shared county infrastructure. Furthermore, the massive cooling systems required for an AI data facility consume millions of gallons of water daily, threatening our shared water supply and risking long-term utility rate hikes for regular consumers.

- Environmental & Health Risks: Forcing a historic industrial brownfield to undergo massive construction introduces immediate risks of disturbing toxic soil contaminants and releasing harmful chemicals into our shared groundwater, directly adjacent to an elementary school and the Pennsy Trail.

Please look past the corporate sales pitch and protect the people who actually live, work, and pay taxes in this city. I urge you to deny this variance on July 15th.

Sincerely,
Audrey Purdie
Irvington

Blackham, Kathleen

From: Faith Dallas <faithcc14@gmail.com>
Sent: Tuesday, July 14, 2026 6:26 PM
To: PlannerOnCall
Subject: Strongly Urge DENIAL of Variance Petition – Proposed DC Blox Facility Case No. 2026-CVR-815 / 2026-CPL-815 (305 Fintail Drive)

Dear Members of the Board and City Planning Office,

I am writing as a resident of the Historic Irvington neighborhood to strongly urge the Metropolitan Development Commission to DENY the variance petition requested by DC Blox for the proposed facility at 305 Fintail Drive. (Case No. 2026-CVR-815 / 2026-CPL-815)

The primary mission of the MDC is to ensure that Indianapolis's growth is managed responsibly and respectfully toward its citizens. This commission works for the people of this city, not for out-of-state corporate developers. A $2 billion corporate investment should not buy a pass to disrupt a historic residential neighborhood. When even local leadership remains deeply undecided and cautious about the financial and environmental projections of this project, it is a clear sign that the city is rushing into an irreversible agreement.

I request that the MDC deny this variance based on the following critical planning and environmental grounds:

- **Abusing the Existing I-3 Zoning & Un-Enforceable Pledges:** While the former Ford plant site is technically zoned for heavy industrial use, a data center is not an approved use under our current city ordinance. By aggressively pursuing a "variance of use" rather than a full rezoning, the developer is deliberately attempting to bypass the City-County Council and strip local elected representatives of their ability to vote on this project. Furthermore, the developer has circulated a flyer listing 20 separate public relations "pledges." A private pledge is not a legally binding zoning restriction; if this variance is granted, the city loses all mechanism to hold an out-of-state corporation accountable when these promises fail. The fact that it holds an industrial designation does not mean the MDC is obligated to grant an un-enforceable loophole for an intense, hyper-consuming utility drain.

- **Severe Environmental and Groundwater Risks:** This site is a known industrial brownfield with significant historical soil contamination from its decades as an auto plant. Massive, multi-year construction on an unmitigated brownfield introduces an immediate risk of disturbing volatile contaminants, threatening air quality via toxic dust and risking the leeching of harmful chemicals into our local groundwater and surrounding environment. The fact that the developer is actively distributing a flyer claiming they "pledge to mitigate dust" and follow baseline cleanup laws proves they acknowledge these severe environmental hazards, yet offers no real legal protection to the neighborhood once construction begins.

- **Incompatible Proximity to Families & Volatile Plan Changes:** This heavy-industrial processing complex is proposed directly adjacent to the Pennsy Trail and Irvington Community Elementary School. While the developer recently scaled back their filed plans—reducing the proposed footprint from three buildings to two—this last-minute change only underscores the highly volatile and unpredictable nature of this project. Even with a reduced footprint, forcing our neighborhood children to play and learn right next to a massive facility operating dozens of industrial diesel backup generators is a profound failure of smart city planning. Heavy industry belongs in remote industrial corridors, not adjacent to school playgrounds.

- **Unprecedented Grid, Water, & Utility Strain:** Even under their downsized proposal, this facility demands a staggering, non-stop utility draw. The server load, combined with the massive cooling infrastructure required to keep the campus online, will demand immense total power—the equivalent of adding up to 100,000 homes to our local power grid running at maximum capacity 24 hours a day, 365

days a year. Furthermore, these facilities gulp down millions of gallons of water daily just to cool their equipment, putting an unprecedented strain on our shared resources. Regular Marion County residents should not have their grid or water stability put at risk, nor should we face long-term rate hikes to subsidize the extreme, non-stop appetite of a private data firm.

If the city prioritizes short-term revenue over the health, safety, and voices of its actual neighborhoods, it fails its citizens. I urge you to look past the corporate sales pitch, listen to the overwhelming majority of eastside residents, and deny this variance petition at the upcoming hearing.

Thank you for your time, service, and consideration.

Sincerely,

Faith Dallas

320 N Arlington Ave / Irvington Resident

--

FAITH DALLAS

-- SOLI DEO GLORIA --

Blackham, Kathleen

From: Priscilla Dick <priscilladick08@gmail.com>
Sent: Tuesday, July 14, 2026 5:53 PM
To: PlannerOnCall
Subject: DC Blox Project

I am an Irvington resident; and DENY Variance Petition [DC Blox / 305 Fintail Drive].

Blackham, Kathleen

From: Amy Mullen <acmullen13@gmail.com>
Sent: Wednesday, July 15, 2026 8:55 AM
To: PlannerOnCall
Subject: DENY Variance Petition for Irvington

I am a 26-year resident of Irvington on the east side of Indianapolis. DENY the variance petition to allow a data center in Irvington.

The community has made it clear we do not support this variance, and we do not want this data center.

Amy Mullen
922 N Audubon Rd
Indianapolis, IN 46219

Blackham, Kathleen

From: m <mspicuzz@yahoo.com>
Sent: Wednesday, July 15, 2026 5:35 AM
To: PlannerOnCall
Subject: AI Data Center

Please Deny Variance Petition, Protect Our Irvington, Warren Park Neighborhoods!

Thank you!

Sent from my iPhone

Blackham, Kathleen

From: Sydney Salsbery <sydneysalsbery@gmail.com>
Sent: Wednesday, July 15, 2026 8:59 AM
To: PlannerOnCall
Subject: DENY Variance Petition - DC Blox / 305 Fintaill Drive

Good morning,

I cannot make it to tonight's assembly, but wanted to voice my extreme disapproval and ask that this petition be denied!

Thank you,

Sydney Salsbery

Blackham, Kathleen

From: Olivia Sanchez <olivialkoenig@gmail.com>
Sent: Tuesday, July 14, 2026 11:48 PM
To: PlannerOnCall
Subject: Strongly Urge DENIAL of Variance Petition – Case No. 2026-CVR-815 / 2026-CPL-815

Dear Members of the Board and City Planning Office,
As a resident of Marion County, I am writing to urgently request that the Metropolitan Development Commission DENY the variance petition requested by DC Blox for 305 Fintail Drive.
Our city leadership should be working to protect the families, taxpayers, and neighborhoods of Indianapolis—not rushing into a project that prioritizes out-of-state corporate profit over community safety and resource preservation. I urge you to deny this variance for the following reasons:
Bypassing Our Representatives & Un-Enforceable Pledges: The developer is aggressively pursuing a "variance of use" specifically to bypass our elected City-County Council and strip local residents of a democratic vote on this project. Furthermore, the developer is circulating a public relations flyer listing 20 separate "pledges" to appease the community. Private pledges are completely separate from legally binding zoning laws. If a permanent use variance is granted, the city loses its teeth to enforce these baseline commitments, leaving taxpayers with no long-term protection or corporate accountability.
Severe Water & Grid Strain Under a Volatile Plan: Even under the developer's last-minute decision to scale back the project footprint to two buildings, the core threat to our shared county resources remains severe. The facility's non-stop demand will require immense total power—the equivalent of dropping the electricity demand of up to 100,000 homes onto our shared grid, running 24 hours a day, 365 days a year. Furthermore, the massive cooling systems required for an AI data facility consume millions of gallons of water daily, threatening our shared water supply and risking long-term utility rate hikes for regular consumers across Marion County.
Environmental & Health Risks: Forcing a historic industrial brownfield to undergo massive construction introduces immediate risks of disturbing toxic soil contaminants and releasing harmful chemicals into our shared groundwater, directly adjacent to an elementary school and the Pennsy Trail. The developer's public text acknowledging the need to "mitigate dust" and follow cleanup laws proves these severe environmental hazards are real, yet their public relations promises offer zero legal protection to our community once construction begins.
Please look past the corporate sales pitch and protect the people who actually live, work, and pay taxes in this city. I urge you to deny this variance on July 15th.
Sincerely,
Olivia Sanchez
University Heights Marion County

Olivia Sanchez

Blackham, Kathleen

From: susangsl@aol.com
Sent: Tuesday, July 14, 2026 6:48 PM
To: Blackham, Kathleen
Subject: DX Blox in Irvington

Kathleen,

Please say NO to the data center in Irvington. No one in the neighborhood wants it and we don't see sufficient benefits to the community. What we do see is HARM to the community and we do not want it. The CC voted for a moratorium for a reason. It's tragic that we were sold out *before* the CC decided to stop until more information-data- can be gathered.

Please don't sell Irvington out. We matter. We vote. We pay taxes. We participate in demonstrations and advocate for our beloved community.

Susan Spilly-Lee
818 N. Ritter Avenue
Indianapolis

Blackham, Kathleen

From: Alex Stark <alexandraelizabethstark@gmail.com>
Sent: Tuesday, July 14, 2026 8:46 PM
To: PlannerOnCall
Subject: Please enact Data Center Moratorium on 7/15

Dear MDC,

The city county council, and now Mayor Hogsett, have called for a moratorium on data centers in Indianapolis. As respected planners, you know the importance of due diligence and creating guidelines that support the wellbeing of our city and land. We deserve the time and forethought to plan for data centers in our city, which is only to your benefit as a commission. The public deserves this, and has overwhelmingly begged for it.

Please enact the moratorium TOMORROW during the MDC hearing. We can't wait any longer.

Please do not let projects get grandfathered in, including Metrobloks in Martindale-Brightwood and DC Blox in Irvington, just because they happened to submit before this happened. If further planning and guidelines are needed for future projects, they are needed for these proposals as well.

Please protect our city. Our future literally depends on you respecting and enacting this unilateral call for a moratorium.

Respectfully,
Alexandra Stark
5442 Lowell Ave. Indianapolis, IN 46219

TOWN OF WARREN PARK

Incorporated 1929

6575 E. Pleasant Run Parkway S Drive
Indianapolis IN 46219

July 14, 2026

Kathleen Blackham

Indianapolis Metropolitan Development Commission

kathleen.blackham@indy.gov

RE: Formal Opposition to the DC BLOX Thunderbird Project Variance Petition (Thunderbird Commerce Center)

Dear Ms. Blackham,

On behalf of the Town of Warren Park, I am writing to formally state that the Town cannot support the DC BLOX Thunderbird Project as currently proposed. The Town Council has reviewed the available information on the petition and shares serious concerns raised by neighboring residents and stakeholders regarding noise, air quality, and the timing of this approval relative to the City's ongoing data center regulatory process.

The proposed site lies approximately .8 miles from the boundary of the Town of Warren Park. While that distance places the facility outside our jurisdiction, the scale of the project and the nature of the impacts described by petitioners and residents — continuous operation, noise, and diesel emissions — are the kind that do not respect municipal boundaries. We believe the Commission should weigh those regional effects carefully before granting approval.

Our specific concerns are as follows:

1. Timing Relative to the Pending Data Center Moratorium and Zoning Ordinance

We understand the Metropolitan Development Commission has advanced a proposed special zoning ordinance for data centers, and that the City has been developing a moratorium and associated standards for this emerging land use. Because DC BLOX filed its variance of use petition before that framework was finalized, the new rules will not apply to this project. Approving the Thunderbird petition now would allow a facility of this scale and impact to proceed without being held to whatever noise, emissions, buffer, or operational standards the City ultimately adopts for data centers generally. We ask the Commission to hold this petition until the moratorium process concludes so that DC BLOX is subject to the same standards as any future data center proposal.

2. Noise Impact and the Speedrome Comparison

Petitioners have reportedly compared the anticipated sound levels of the Thunderbird facility to those produced by the Indianapolis Speedrome. We find this comparison misleading rather than reassuring. The Speedrome operates approximately 35 to 40 race nights per year, for limited hours on those nights. The Thunderbird data center, by contrast, would generate noise 24 hours a day, 365 days a year from cooling equipment and other continuous plant operations. A facility that produces Speedrome-level sound on a near-constant basis is not comparable to a racetrack that does so on fewer than 40 nights annually, and the cumulative impact on nearby residents would be far greater.

Petitioners have also committed to a limit of 65 decibels (dBA) at the property line. We ask the Commission to independently verify this figure, the measurement methodology behind it, and whether it accounts for low-frequency and infrasound components that residents near comparable facilities elsewhere have reported as particularly disruptive. A voluntary commitment is only meaningful if it is enforceable and independently verified before, not after, approval.

3. Diesel Generator Emissions

The current site plan reportedly includes 31 backup diesel generators, down from an original 56. While DC BLOX has stated the generators will run only during monthly testing and utility outages, diesel exhaust is a well-documented source of nitrogen oxides (NOx), fine particulate matter (PM2.5), sulfur dioxide, volatile organic compounds, and carbon dioxide, and diesel engine exhaust has been classified by the International Agency for Research on Cancer as carcinogenic to humans. With generators of this scale reportedly in the multi-megawatt range each, even limited monthly testing across 31 units represents a meaningful, recurring emissions event for the surrounding area, and an extended utility outage would compound that impact significantly.

We have not been able to locate a public, itemized estimate of the tons-per-year of NOx, PM2.5, SO2, and CO2 this generator fleet would be permitted to emit under its Indiana Department of Environmental Management air permit. We ask the Commission to require DC BLOX to disclose the specific emissions

figures from its IDEM permit application — not general assurances of regulatory compliance — as part of the public record before any approval is finalized.

For these reasons — the timing of this petition relative to the City's own regulatory process, unresolved questions about the true noise impact, and the air quality burden of a 31-generator diesel fleet — the Town of Warren Park respectfully asks the Commission to deny the petition, or at minimum to postpone action until the pending data center standards are adopted and the noise and emissions figures above are independently verified and made public.

Thank you for considering the Town's position. We would welcome the opportunity to discuss these concerns further before the Commission takes action.

Respectfully,

Kelly Brogan

Clerk/Treasurer, Town of Warren Park

Cc
Steven Shilts, Council President
Theresa Bruno, Council Member
Matthew Howell, Council Member

Blackham, Kathleen

From: Donald West <dewchw@sbcglobal.net>
Sent: Tuesday, July 14, 2026 9:21 PM
To: PlannerOnCall
Subject: STRONGLY URGE DENIAL of Variance Petition - Case No 2026-CVR-815/2026-CPL-815



Sent from AT&T Yahoo Mail for iPhone

Blackham, Kathleen

From: Pjwil50 <pjwil50@aol.com>
Sent: Wednesday, July 15, 2026 1:54 AM
To: PlannerOnCall
Subject: Data center on south Kitley avenue

I live in Irvington, not very far from the proposed data center. It sounds to me as if this proposed development is messy and a detriment to the neighborhood. Find somewhere else to put the thing. As I understand it, the ground is already contaminated; digging it up will spread toxins through the neighborhood. A school is very close to the site. We do not need this thing.

Regards,
Patricia Williams