

DC BLOX

**Thunderbird Commerce Center
Indianapolis, IN**

**Warren Township Community Meeting
hosted by Councilor Michael-Paul Hart**

**Warren Township Administrative Building
975 N. Post Road, Indianapolis, IN
6:30pm on May 21, 2026**

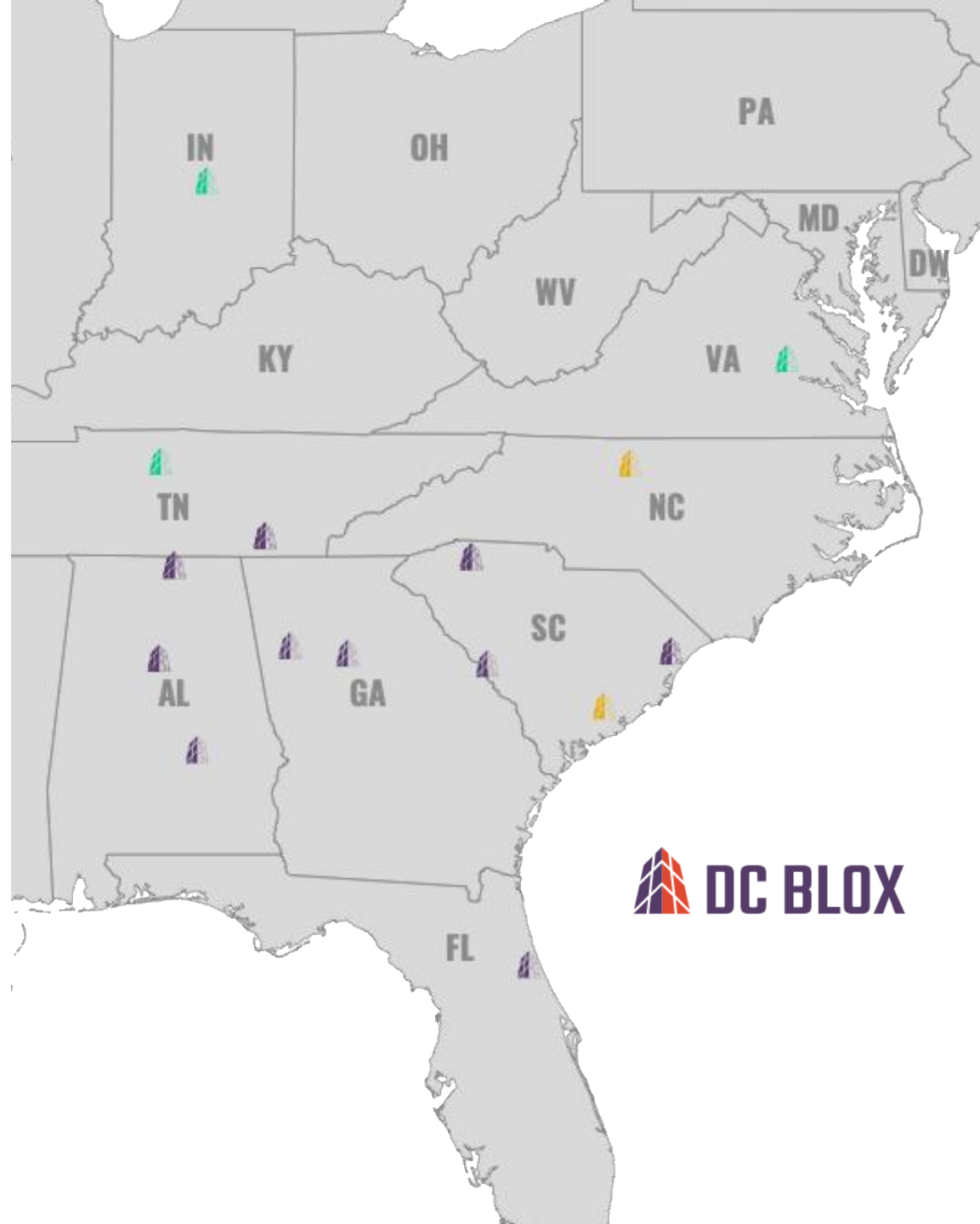




DC BLOX OVERVIEW

DC BLOX Summary

- Founded in 2014
- Atlanta, GA Headquarters
- Backed by Future Standard (\$93B AUM)
- Over 10 properties in operation or construction; from 1MW to 100MW+
- DC BLOX is continuing to expand and desires to expand in Indianapolis to develop an edge node data center campus



DC BLOX Team

- **Jeff Uphues** – DC BLOX Chief Development Officer
- **Mark Masi** – DC BLOX Chief Development Officer
- **Connor Henderson** – DC BLOX Director of Land Acquisition
- **Joel Antifowose** – DC BLOX Manager of Land Acquisition
- **Todd Nafzinger** – DC BLOX VP of Utility Engagement
- **Matt Brake** – DC BLOX Director of Utility Engagement
- **Greg Carender** – DC BLOX Chief Operations Officer
- **Mike Clark** – DC BLOX SVP Construction
- **Yeshim Jones** – DC BLOX VP Construction
- **John Wilson** – DC BLOX Program Manager Construction
- **Lili Xu** – DC BLOX Design Manager, Engineering
- **Andrew Bowers** – DC BLOX Director Operations
- **David Armistead** – DC BLOX SVP Sales
- **Jeremy Dreiling** – Burr Computer Environments Inc. (BCEI) Engineering
- **Levi Custer** – Burr Computer Environments Inc. (BCEI) Construction
- **Mindy Westrick Brown** – Faegre Drinker Biddle & Reath, Counsel
- **Joseph L. Smith, Jr.** – Faegre Drinker Biddle & Reath, Partner
- **Mark Leach** – Faegre Drinker Biddle & Reath, Sr. Land Use Planner
- **Chris Knezevic** – Vorys, Sater, Seymour Pease Corporate Tax

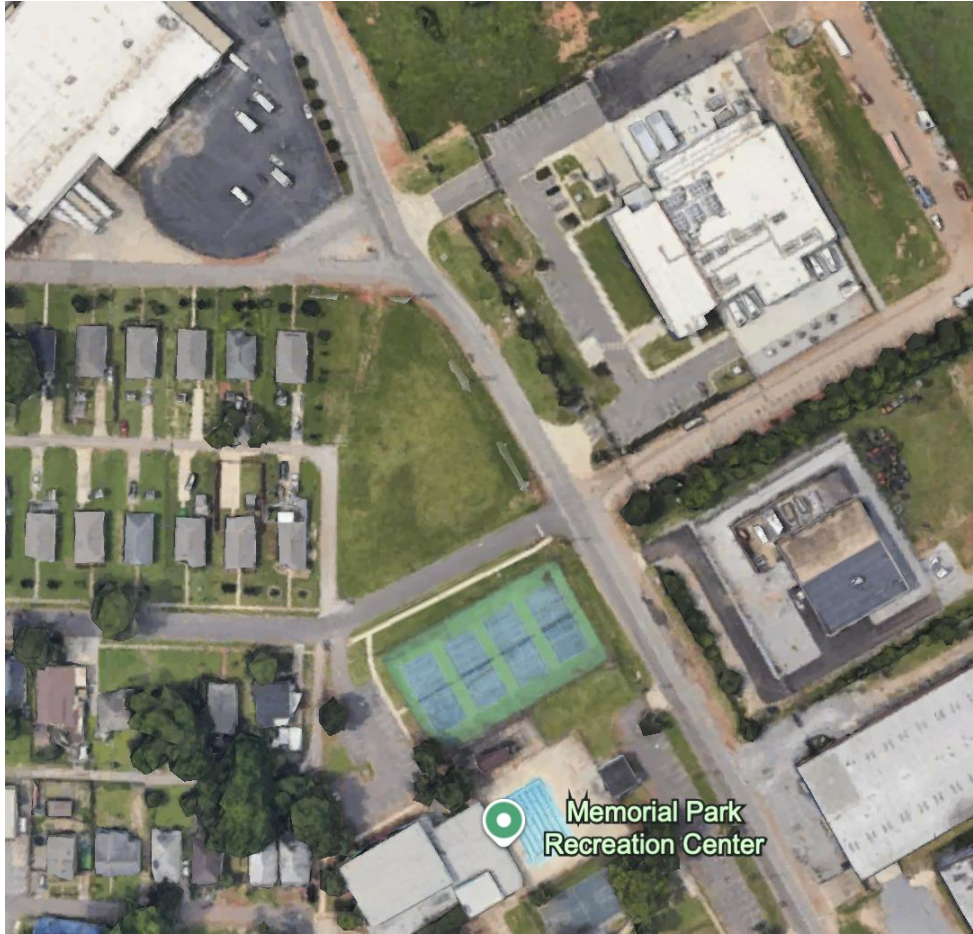


COMMUNITY ENGAGEMENT

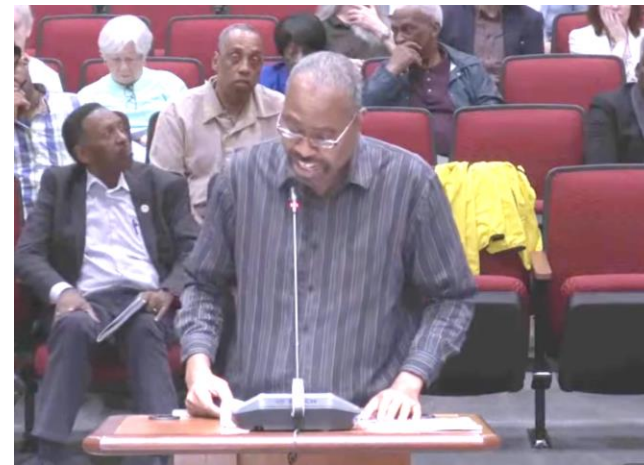
We've Done This Before



Brownfield redevelopment near residential



*DC BLOX
Birmingham, AL*

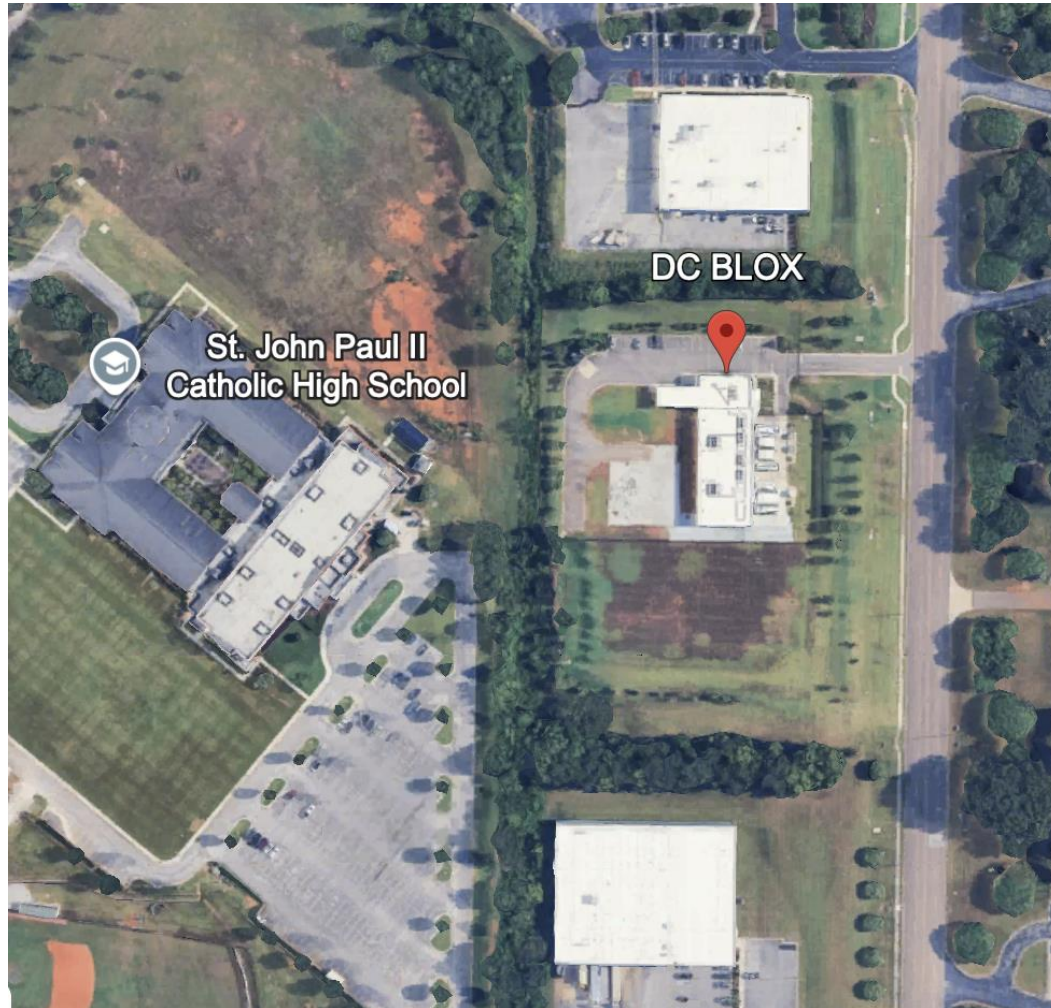


*Mr. Keith Williams
Titusville Community
Resident at
Birmingham City Council
meeting, April 2026*

“I live near DC BLOX. It’s walking distance from my house. I’m happy to report there have been no major concerns from them. They have been very transparent. They have been very accountable. And they let us know what’s going on. “

School Proximity

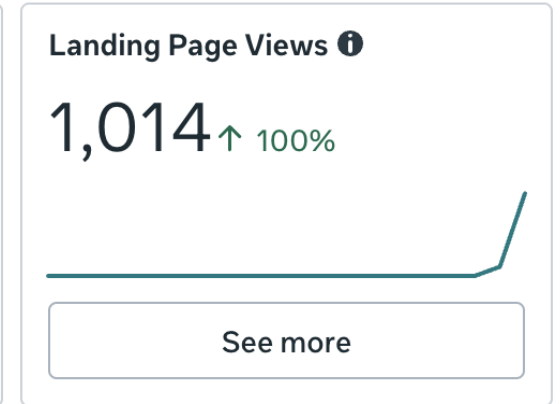
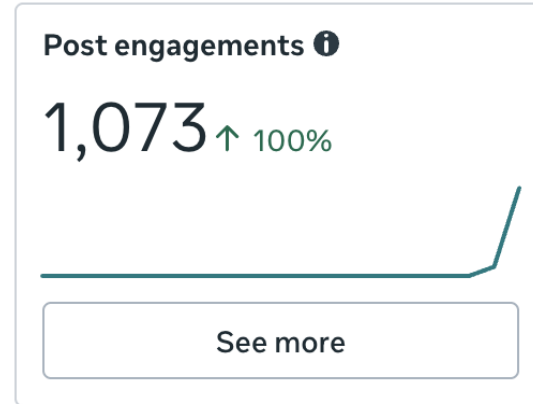
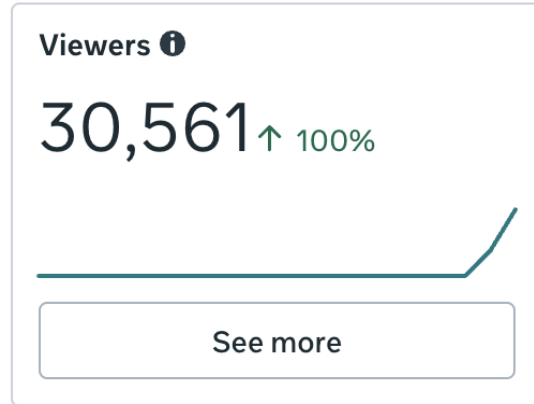
DC BLOX – Huntsville, AL



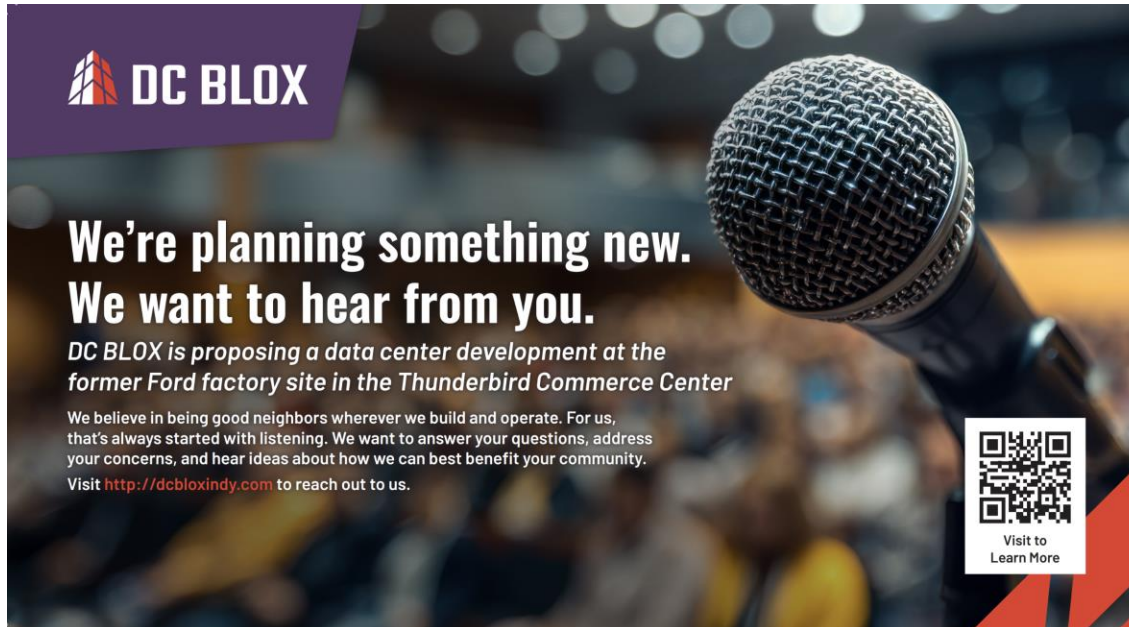
“No noise complaints about DC BLOX, ever.” Ricky Martin, St. John Paul II Catholic High School

Social Media

Engaging the Indianapolis Community



Postcards Mailers




DC BLOX

**We're planning something new.
We want to hear from you.**

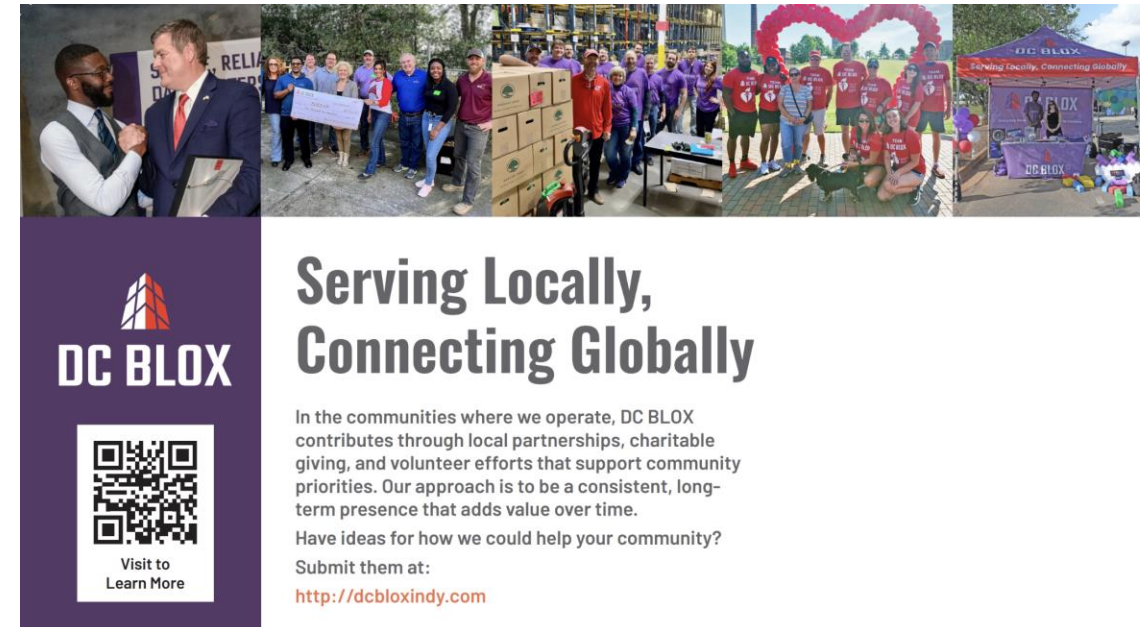
DC BLOX is proposing a data center development at the former Ford factory site in the Thunderbird Commerce Center

We believe in being good neighbors wherever we build and operate. For us, that's always started with listening. We want to answer your questions, address your concerns, and hear ideas about how we can best benefit your community.

Visit <http://dcbloxindy.com> to reach out to us.



Visit to
Learn More




DC BLOX

**Serving Locally,
Connecting Globally**

In the communities where we operate, DC BLOX contributes through local partnerships, charitable giving, and volunteer efforts that support community priorities. Our approach is to be a consistent, long-term presence that adds value over time.

Have ideas for how we could help your community?
Submit them at:
<http://dcbloxindy.com>



Visit to
Learn More

This postcard was mailed to 7,209 Residents in the immediate vicinity of the proposed DC BLOX datacenter development.



<https://www.dcbloxindy.com>



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Home » Atlanta company wants to build data center at east-side Thunderbird site

Atlanta company wants to build data center at east-side Thunderbird site

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Atlanta company wants to build data center at Thunderbird site in Indy

Subscriber Benefit



Another data center could be coming to the east side



DC BLOX

Proposed data center at the old Ford site

The Weekly View FREE community newspaper
Published by Eastside Voice Community News Media, Inc.
195 N. Shortridge Rd. • Suite D • Indpls. 46219 • 317-356-2222
An independent advertiser supported community newspaper
Serving your community in 24 zip codes from Downtown Indy East to Greenfield, North to Lawrence, Geist, & Broad Ripple, and South to Beech Grove, New Pal & Southport

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Meeting Slated for New Data Center Proposal

Other News

IndyStar. THE INDIANAPOLIS STAR
PART OF THE USA TODAY NETWORK

Developer files to build data center on east side of Indianapolis

Alysa Guffey, Indianapolis Star

SIGHT OF SEMI TRUCKS. COUNCIL MEMBER MICHAEL-PAUL HART WILL VISIT A DC BLOX DATA C

NEWS

COUNCIL MEMBER TO TOUR DC BLOX DATA CENTER

SONSIO GRAND PRIX PRACTICE AND QUALIFYING BEGINS TODAY 5:35 62°

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NEWS

Georgia developer files to construct \$2 billion data center on Indy's east side

by Tyler Haughn
Posted: Apr 8, 2026 / 03:23 PM EDT
Updated: Apr 8, 2026 / 03:23 PM EDT

THE SUNDAY POST

THE SUNDAY POST

EASTSIDE

WHAT HAPPENS NEXT?
EASTSIDE DATACENTER
+ WASHINGTON SQUARE + SMARTINDY

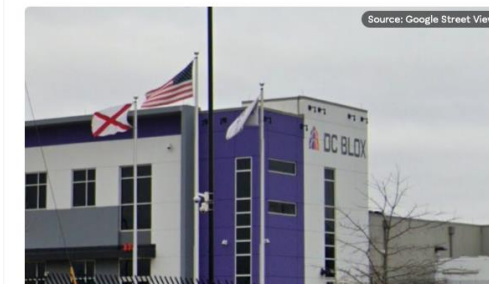
SmartIndy
MICHAEL-PAUL HART
City-County Council

Indianapolis

\$2 BILLION DATA CENTER PLAN SPARKS BIG POWER PLAY ON INDY'S EAST SIDE

By Luis Martinez

Published on April 07, 2026



Source: Google Street View

Experiencing Community



*Visiting East Side People
And Places*



DATACENTER BASICS

What Is A Datacenter?

- East Gate Datacenter has been operating in the East Side of Indianapolis for about 20 years
- A datacenter is a building that houses computers
- It provides electricity to the computers, and backup power
- It provides cooling for the computers
- It provides physical security
- Datacenters are connected by fiber optic networks



East Gate Datacenter in Indianapolis, IN

Why Do We Need Datacenters?

- Datacenters are not just for AI or social media
- Datacenters support all data for financial transactions, healthcare, shopping, schools, manufacturing, all media (TV, radio, online), video calls, phone calls, Google Maps, GrubHub, etc.
- We all rely on data for everyday activities and datacenters support that.

Why Do We Need Datacenters Here?

- Thunderbird Commerce Center will be developed
- We believe the DC BLOX development is the highest and best use for this site
- This site is Zoned I-3 Medium Industrial
- Existing Nearby I-3 Uses:
 - Zore Inc (Tow Truck, Junk Yard)
 - 24hr Truck Repair (Truck Repair)
 - J Solotken & Co (Scrap Metal Recycling)
 - Trinity Metals (Industrial Recycling, Metal and e-Waste)
 - Quincy Recycling Center
- Less Vehicular Traffic vs. Others

Zone I-3 Approved By Right Uses:

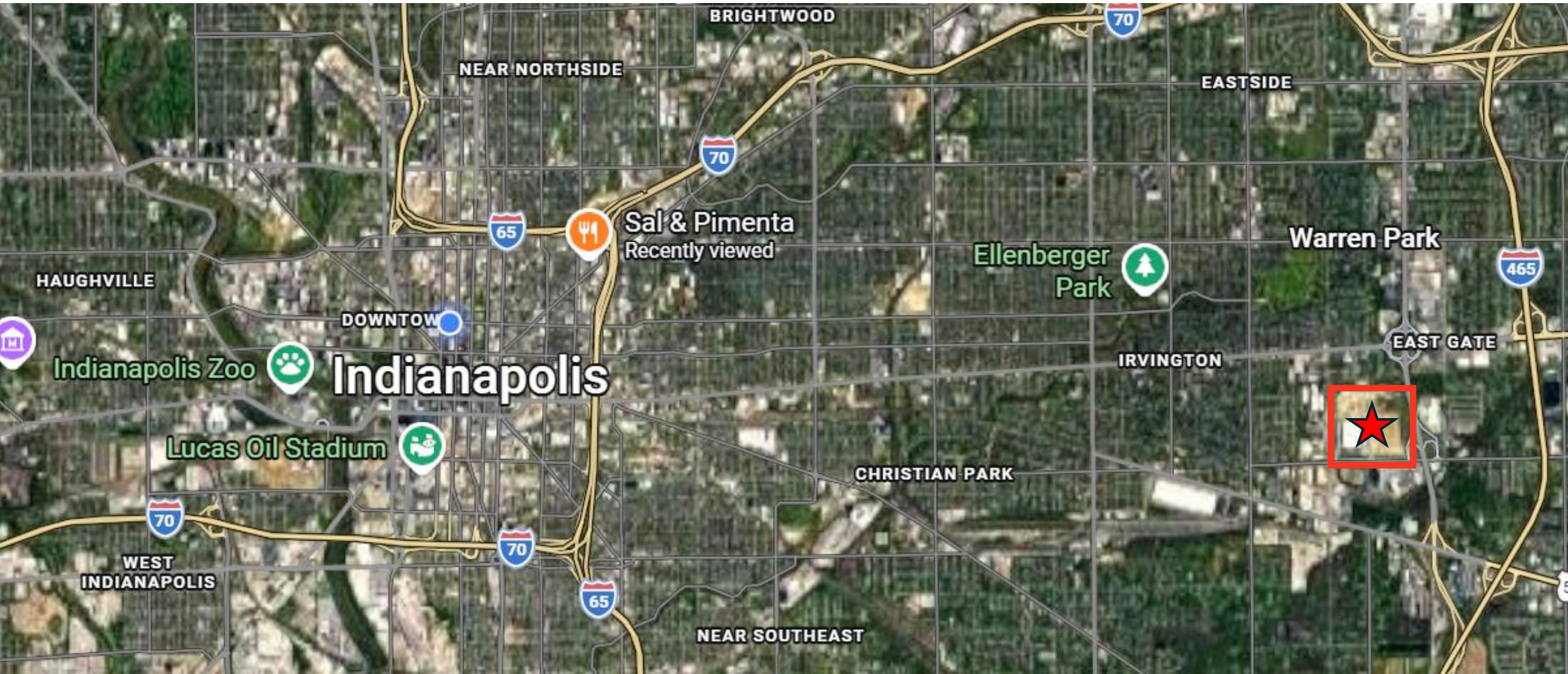
- Automobile fueling station
- Fleet terminals
- Transit center
- Warehousing, wholesaling, and distribution
- Manufacturing, light & medium
- Heavy outdoor storage
- Substations and utility distribution nodes
- Agricultural machinery and equipment sales, rental or repair
- Agricultural uses, buildings, and structures
- Processing and packages of food and beverages
- Outdoor advertising off-premises sign
- Printing services
- Commercial and building contractors
- Artisan manufacturing
- Power generating facility, local
- Wireless communications facility
- Heavy vehicle wash
- Vocational, technical, or industrial school or training facility
- Medical or dental laboratories
- Heliport or helistop

Brownfield means No Housing, No Farms, No Parks

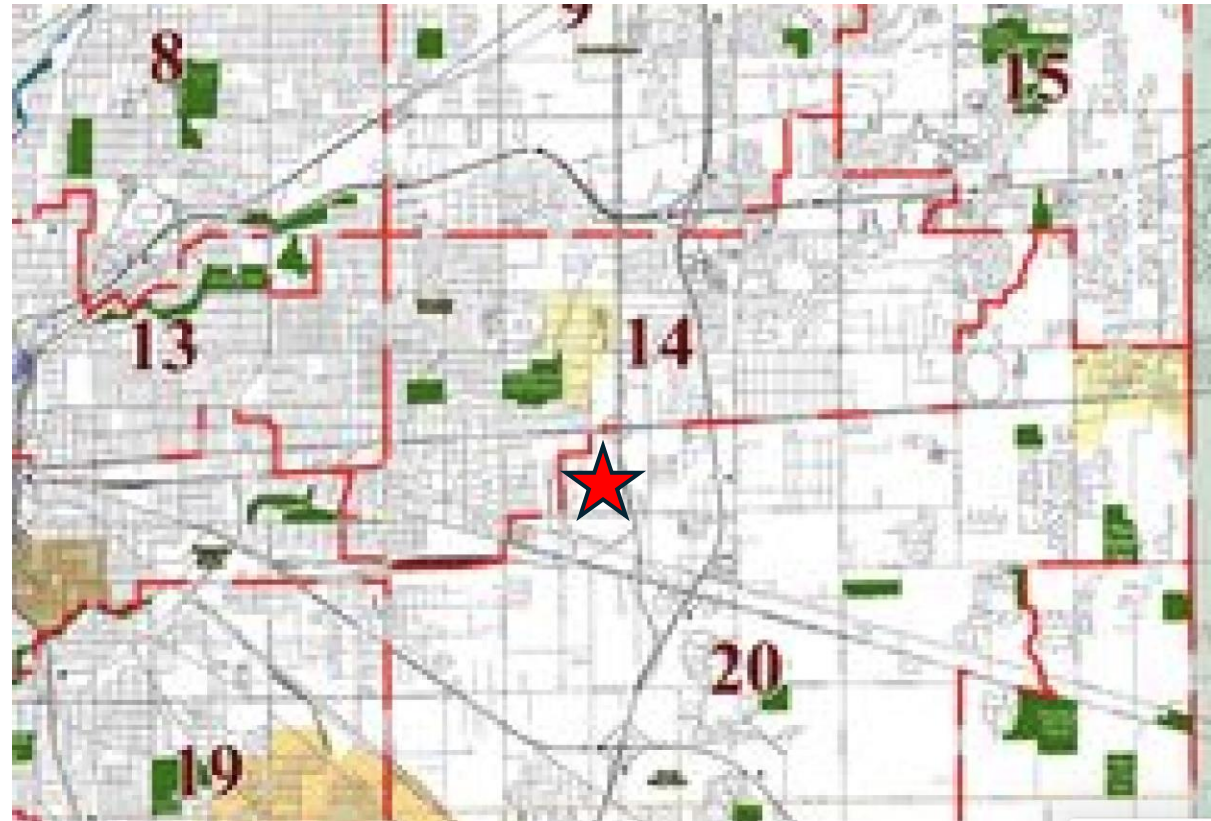
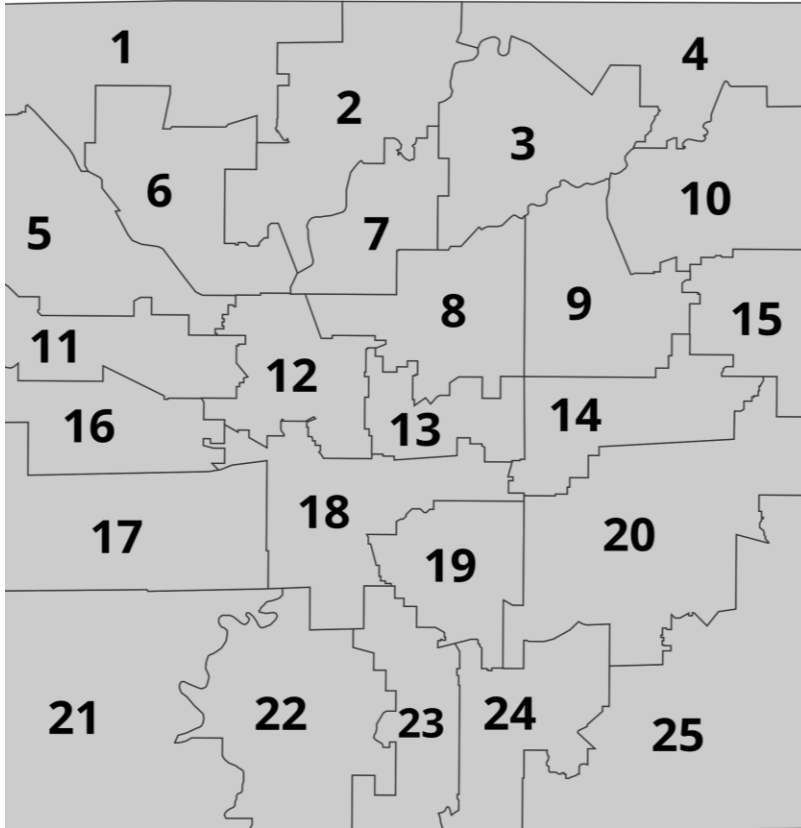


INDY PROJECT OVERVIEW

Project Location



Indianapolis City-County Council Districts



Indianapolis City-County Council Districts

*District 14 – Irvington, Councilor Nielsen
District 20 – Warren Township, Councilor Hart*

Site History



*Aerial view of the Ford Motor Company
Steering Gear factory, 1938
Credit: Bass Photo Co Collection, Indiana Historical Society*

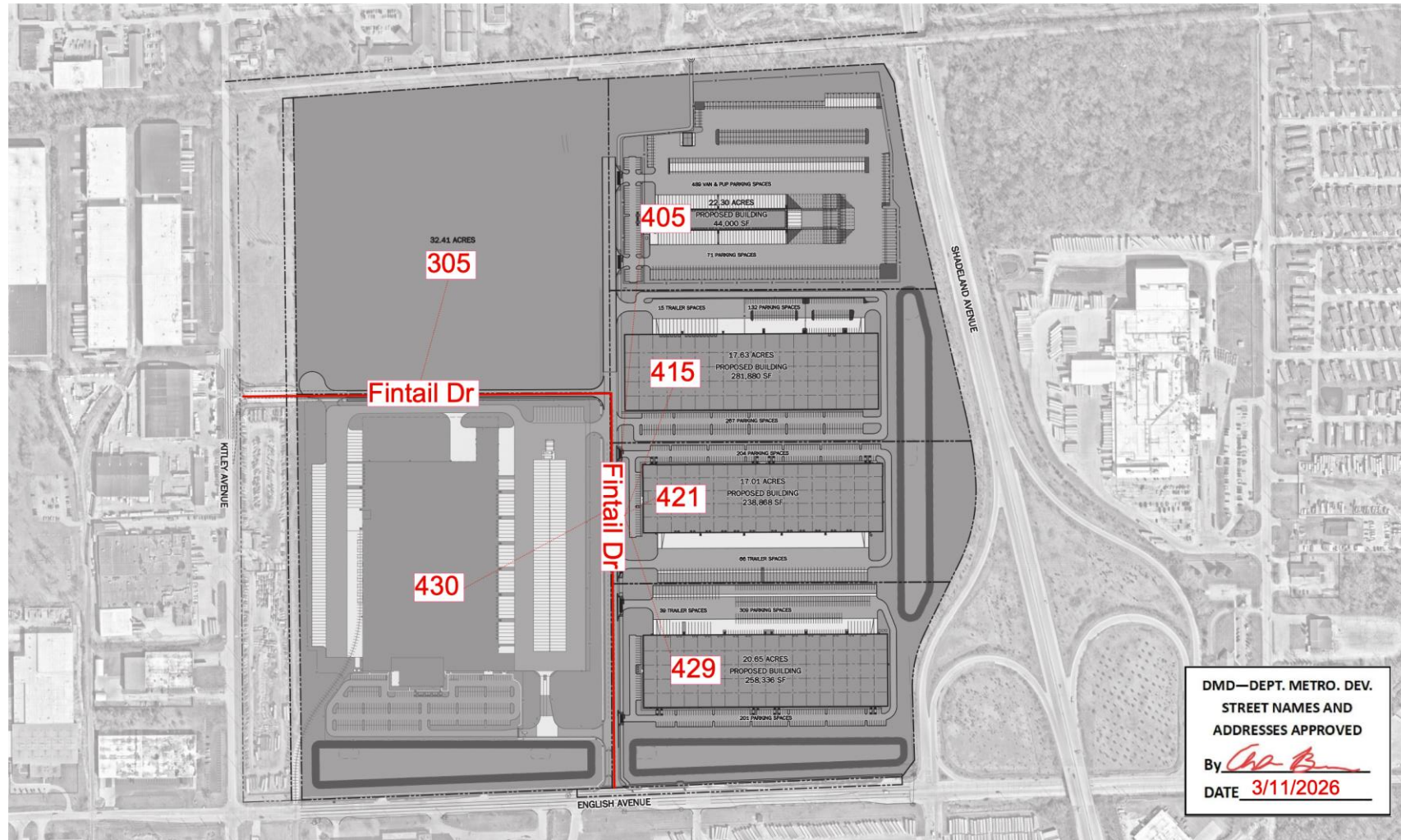
*Ford Visteon
Ford Motor Company Manufacturing*



*Zoned I-3 for Medium Industrial
Brownfield Redevelopment
Not developing over farmland*

Lauth Development

Thunderbird Commerce Center
305 Fintail Drive, Indianapolis, IN 46219



DMD—DEPT. METRO. DEV.
STREET NAMES AND
ADDRESSES APPROVED
By *Ch B*
DATE 3/11/2026

150'
SCALE: 1" = 150'
January 30, 2026

OVERALL CONCEPTUAL SITE LAYOUT

Thunderbird Business Park
S Kitley Ave & English Ave
Indianapolis, Indiana

AMERICAN
STRUCTUREPOINT
INC.
2018.01067

Development: Phase 1

*Thunderbird Commerce Center
305 Fintail Drive, Indianapolis, IN 46219*



Phase 1 Site Plan

*Thunderbird Commerce Center
305 Fintail Drive, Indianapolis, IN 46219*



*Building 1
1 Story
22 Feet Tall
80,000 Square Feet
10 MW Critical Utility
6 Generators*

Building 1 Design

Indianapolis Building 1 will be the same design as this building in Conyers, GA



Photo: 2025



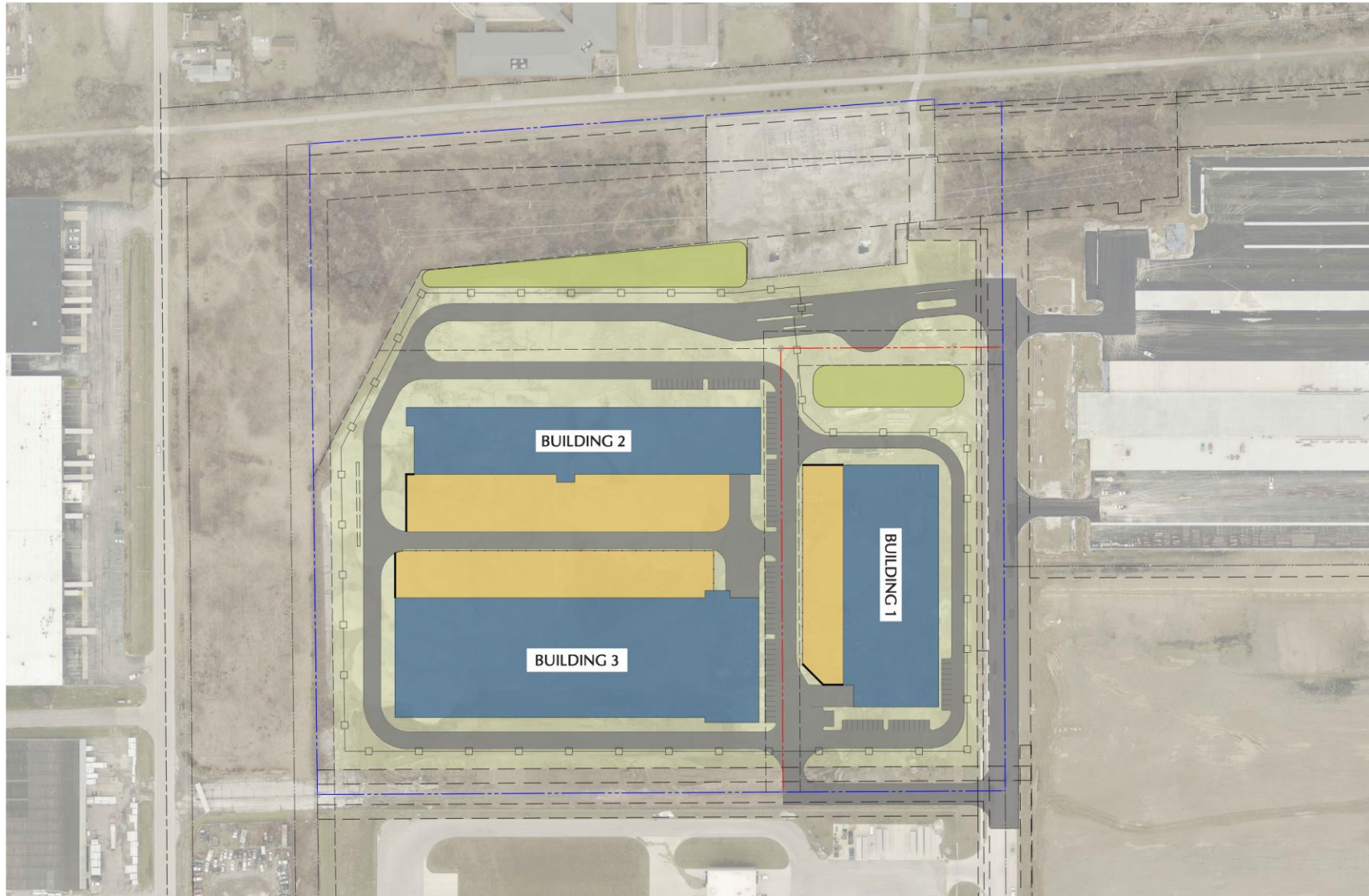
Building 1 Design: Other View

Showing 2 of 6 Generators

Photo: 2025

Phase 2 Site Plan

*Thunderbird Commerce Center
305 Fintail Drive, Indianapolis, IN 46219*



*Future Building 2
2 Stories
56 Feet Tall
140,000 Square Feet
20 MW Critical Utility
14 Generators*

*Future Building 3
2 Stories
56 Feet Tall
190,000 Square Feet
48 MW Critical Utility
36 Generators*

Phase 2 Rendering

*Thunderbird Commerce Center
305 Fintail Drive, Indianapolis, IN 46219*



TCC Site Use

*Thunderbird Commerce Center
305 Fintail Drive, Indianapolis, IN 46219*

*Thunderbird
Commerce Center:
Proposed DC BLOX
Site with Substation*



Monarch



Manufacturing

Substation from Pennsy Trail

Pennsy Trail to the North



Facing East



Facing East at Substation



Facing South



*Nearby Irvington
Community
Elementary
School*



Pennsy Trail Clean-up and Restoration Needed

Pennsy Trail Rendering

*Thunderbird Commerce Center
305 Fintail Drive, Indianapolis, IN 46219*



Working with Marion County Soil & Water Conservation District and local environmental groups on landscape planning. There will also be 8-foot tall mounding between the trail and DC BLOX buildings.

Construction and Operations



DC BLOX is committed to using local union labor to build its datacenter

- Construction is expected to commence later this year and will be built in phases over the next 4 years; with Building 1 completed within 24 months and Buildings 2 and 3 completed within 4 years (*dependent upon power*).
- On site construction will peak around +/- 600 workers on-site during construction of Buildings 2 and 3.
- DC BLOX Operates its datacenters
- +/- 35 high-wage and permanent DC BLOX employees; once the project is completed. Likely 60-70 indirect jobs (vendors, suppliers, etc.). These are trades with on-the-job training. Average wages are \$55/ hour.
- DC BLOX does not use extra resources from police and fire departments, or burden the school system. It has low use of roads but provides revenue for these needs.

Zoning

- Zoned I-3 and is a Brownfield Site
- Will require variance to include datacenter as a named use
- Automatic continuance filed by WTDA; June hearing
- Indy datacenter “guardrails” have been circulated
- DC BLOX updated commitments are on our website
- The site required 420 parking spaces. DC BLOX is reducing this to 100 which will use less asphalt



ADDRESSING CONCERNS

Power

aes Indiana

9/15/2025



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I&M ANNOUNCES BASE RATE REDUCTION FOR HOOSIERS THROUGH CUSTOMER BENEFITS PLAN

February 24, 2026

At a time when many Hoosiers are worried about rising energy costs, Indiana Michigan Power (I&M), an American Electric Power (AEP) company, announced today that it will file to reduce base rates — the largest portion of most bills — as part of a comprehensive Customer Benefits Plan.

This rate decrease is made possible by the load growth and increased revenue it is experiencing from large customers including data centers.

A note from Brandi Davis-Handy, AES Indiana President

Supporting Growth in Central Indiana with Transparency and Commitment

In the past few months, there have been broader conversations about large-scale developments like data centers and the energy they consume. These proposed projects could support a larger economic development strategy that fosters growth and modernization of our electric infrastructure. Data centers are in no way associated with our current rate review request filed with the Indiana Utility Regulatory Commission.

In fact, we've developed a strategy that shows no negative impact to existing customer rates should AES Indiana power data centers in the future. This is possible because, even though more investments are required to serve those customers, we will be able to spread our costs over a larger amount of electricity sold.

This information was validated in our most recent Integrated Resource Planning (IRP) public stakeholder meeting. The IRP supports economic decision making and is a critical process for AES Indiana to gather input and analyze the future of our generation resources so we can continue our mission to serve Central Indiana.

- *No SMRs will be used*
- *DC BLOX has a Will Serve Letter from AES*
- ***DC BLOX will pay all associated costs for utility upgrades to distribution, transmission and generation***
- ***DC BLOX will enroll in a Renewable Energy Green Power Flex Program for kWh used***

Water

Building 1 will be a DX waterless cooling system. It uses refrigerant rather than water to cool the building, similar to commercial buildings.

Buildings 2 and 3 will use a closed-loop system with 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 that DC BLOX will use is propylene glycol. Propylene glycol is generally considered safe by the FDA for use in food, medicines and cosmetics and is not classified as a carcinogen.

DC BLOX **will not** use evaporative cooling.

Total Water Use will be no more that a typical commercial building. This is about the same as 11 households.

Daily water consumption will be less that 2,200 gallons per day for bathrooms and landscape irrigation.

Emissions

Diesel generators will be tested for 30 minutes once a month and 4 hours once a year. Generators will only be tested between 7:00 am and 5:00 pm, and not on weekends or holidays.

Generator emissions are regulated at a Federal and State level.

Diesel Particular Filters (DPF) will be installed on each generator.

Indiana Department of Environmental Management (IDEM) is the State regulatory agency which will issue the Air Permit.

DC BLOX will generate **81% less** yearly total emissions as compared to Heavy Vehicle Use at the site.

Onsite Fuel

Onsite fuel storage is situated on concrete pads. They are double-hulled and have leak detection. Tanks are 2,200 gallons each.

Batteries

DC BLOX uses lithium-ion batteries for power when transitioning from utility power to generators. These are inspected and approved by the local Fire Department. After 10-12 years, the manufacturer will handle removal, shipping and to recycling facilities.

Noise

Datacenters are extremely quiet when not running generators. DC BLOX is committed to **less than 65 dB** at the property boundary. This is similar to that of a washing machine.

Lighting

*Example DC BLOX Down-Lighting in Birmingham, AL
Lighting for Security without Glare*



DC BLOX Datacenter, Birmingham, AL



VALUE TO THE COMMUNITY

Economic Development

- DC BLOX will pursue abatements like other datacenter providers to be competitive
- After abatement, DC BLOX & its tenants are projected to contribute significantly more than tax revenue that alternatives with a \$2 Billion investment. 5-7x alternatives
- DC BLOX is currently working with Indy Economic Development Inc. (IEDI) on this

Personal Property Tax Revenues Support:

- Marion County
- Warren Township
- MSD Warren Township School Corp
- Library
- Indy Sanitation
- Indy Police Special Services
- Indy Fire Special Services
- Indy Public Transportation
- Marion County Health & Hospital
- Indy Consolidated City
- Indy Consolidated County

The proposed site falls within **TIF (Tax Increment Financing)** district, which was established in in 2022 to allow growth in property tax dollars to be used to support the redevelopment of areas like Irvington Plaza and infrastructure improvements (including for Ellenberger Park, Irving Circle Park, and Christian Park). There is also a **5% Inclusivity Payment** which DC BLOX will pay back to the community. Because the property is located within the TIF, the City-County Council will vote on any changes requested for real property tax incentives for the project.

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

Technology Growth for the East Side

- Technology is a **top growth sector** in the U.S. economy
- Technology investment will **diversify the community's economic base**
- Responsible datacenter development of this I-3 Brownfield is **a way for the community to participate**
- Our developments usually **attract additional tech investments** including expanded fiber optic networks
- We want to **bring tech and tech jobs to the East Side**

Quality of Life Improvements

Tax revenues from the TIF and Inclusion Payments can directly benefit improvements to Irvington and Warren Township over a 10-year period.

In addition, DC BLOX will commit to making **direct investments** for improvements.

- ...benefiting the **Pennsy Trail in Warren Township**, with a portion of the annual gift benefiting Pennsy Trail between Kitley Avenue and Shadeland Avenue directly.
- ...this includes initial **invasive control** and clearing, **native seed** applications, and 3-years of maintenance of the 4.5-acre easement area

DC BLOX is committed to responsible development, community alignment, and ongoing transparency throughout the lifecycle of its projects.



DC BLOX

serving locally,
connecting globally