

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, sunseting 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 Records 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. Who is authorized to enforce commitments? What is the process for those individuals to pursue enforcement?
 - a. Complaints can be filed with Building and Neighborhood Services (BNS). Other legal avenues are available as well.
3. What recourse 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 new owner?
 - 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, AQUACAR™ GA 45, AQUACAR™ 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 65dbb 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. 65dbb 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 of school hours, given the adjacent elementary school? If the generators must be used during the day, will DC Blox commit to notifying the school ahead of time so that they may make 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-underreported>

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 how the data center will be prioritized against individual residents in outage restoration, and what kind of discounts and privileges DC Blox will receive from the utility. Could you please address these questions?
 - a. DC Blox will not receive preferential treatment and will participate in the utility process as any other large load customer.

Financial Incentives:

1. What financial incentives is DC Blox seeking (at the local, state, and/or federal level)?
 - a. In a competitive market, we are seeking real and personal property tax abatements or exemptions at a level that is consistent with other data center deals in Indianapolis and elsewhere in Indiana. Ultimately, we seek to balance having a level playing field with other data center projects and ensuring the local jurisdiction truly benefits from our project.
2. If DC Blox received any tax incentives, what would that mean concretely for the Irvington TIF district — could it slow or redirect funds already expected for Irvington Plaza, Ellenberger Park, or street improvements?
 - a. We do not anticipate our projects slowing or redirecting funds already expected. We are very early in the process, but we expect and desire for our project to be a success for the local community and your district. Even with incentives the 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 process by which any financial incentives are approved/granted?
 - a. We are working very closely with IEDI throughout the application and approval process to ensure we meet the City and local community expectations. We have submitted the IEDI intake form, which is currently being reviewed by IEDI. IEDI will request additional information, if needed, to provide an incentive offer. Once we execute the offer, we will submit an application to DMD. DMD will then draft an MOA outlining the terms of the incentives and community benefits.

Job Creation:

1. How many permanent jobs will actually be created locally, at what wage levels, and with what hiring preferences for Eastside residents?

- 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 analyzing 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.

