

DC BLOX Response to Council Neilsen's Community Forum Questions & Concerns

1. **Tax Abatement:** How do we know you will fulfill your side of a tax incentive? Tax abatement. United Center bailed on westside – massive tax bill to residents. Pay your fair share of taxes.

DC BLOX is seeking real and personal property **tax abatements** at a level consistent with other data center projects in Indianapolis.

A property tax abatement is a **temporary** reduction in real and personal property taxes. These programs are publicly approved, phased out over time, and ultimately transition to **full property tax payments** after the abatement rolls off. Abatements are implemented through **publicly visible** legislative or administrative processes and subject to **public oversight**.

Cities and states compete to attract major investments. Research from the [Brookings Institution](#), [McKinsey](#), and [Princeton University](#) shows that **these incentives are widely used nationwide** to attract and retain businesses. Thousands of projects receive incentives each year, according to [Good Jobs First](#).

Though we have no first-hand knowledge of what happened at United Center, it is likely that the municipality took out a bond based on the projected tax revenue for that project and that tax revenue (abated or otherwise) never came to pass to pay for the bond. This is not the case for the DC BLOX project. Data Center abatements are not causing the creation of bonds. Those options are for municipalities in other projects.

DC BLOX will have requirements that need to be met for the incentives and clawbacks if those are not met.

Health/Environmental: Cancer clusters are common, polluted groundwater, AWS multimillion settlement. This is next to school and Indy has youth cancer clusters next to other brownfields. What will you do to mitigate or prepare? Solar panels?

A “brownfield property” can have all sorts of different types of contamination. Our activity will not cause any additional contamination. The Thunderbird site is being mitigated by the current owners and through the construction DC BLOX and others are doing. and any contaminants are being contained. You can read about that process [here](#).

DC BLOX will not cause any contamination through our operation. DC BLOX uses a closed-loop system filled with domestic potable water during construction, not groundwater. Additionally, any wastewater from initial flushing of the system (cleaning) will be thoroughly cleaned and filtered and released based upon local regulations. The data center in relation

to the AWS settlement seems to be an open-loop system and not related to our planned commitment for this project.

DC BLOX is committed to using clean energy through the AES Green Power Program which utilizes Midwest wind.

2. Temperature: Report says 6 miles away ambient temp increases by 10 degree.

It's a misconception that data centers create "massive heat islands." Research shows that heat islands are usually driven by land use, impervious surfaces, and reduced vegetation, not by one building type. Data centers are not dramatically different from a general-purpose industrial building and may have less impact than some types of buildings.

Most modern data centers follow [ASHRAE guidance](#) and use closed loop cooling systems that recirculate water within the building. These systems can reduce emissions compared with other HVAC approaches.

Recent claims about "data heat islands" rely heavily on early research that has not yet reached scientific consensus. Such claims should be evaluated carefully based on site design, scale, land use, cooling system, vegetation, pavement, and operations.

3. Health/Environmental: Lots of disenfranchised kids at this school will be hurt

DC BLOX is committed to being a responsible long-term neighbor and to sharing accurate, fact-based information about our proposed Indianapolis campus.

Based on preliminary analysis conducted for the project, the proposed data center campus is estimated to result in a 53% to 81% reduction in CO2 emissions compared with a previously contemplated 280,000-square-foot, 96-bay distribution center use for the property. This estimate reflects the expected difference in operational profiles between the two uses, including the substantially lower level of daily truck traffic associated with a data center campus.

Like other modern data centers, the proposed campus would use backup generators for emergency resiliency, not as a primary power source. These systems are intended to support continuity during utility interruptions and would be operated in accordance with applicable regulatory requirements, permitting obligations, and manufacturer specifications.

We recognize that residents may have questions about air quality, traffic, noise, and other potential impacts. DC BLOX is working with its technical consultants and local stakeholders to evaluate these topics carefully and provide information that is accurate, transparent, and grounded in the project's actual design and operating assumptions.

The property is currently zoned I3 which allows for medium intense industrial use on the site.

There is some recent information from Loudoun County (nicknamed Data Center Alley) which may ease some general concerns/questions which shows:

“Public Health Indicators for Loudoun County

By many metrics, Loudoun County is one the healthiest (if not the healthiest) counties in Virginia and the United States as a whole.”

[DEQ Stationary Source Assessment SSA Response to Health Impact Claims Related to Vantage VA2 Facilit.pdf](#)

4. **Temperature:** Where does heat go? We will have a heat dome and lose rain. She says we have one in Indy already.

Please see question #2; however, other major data center markets such as Douglasville near Atlanta and Loudoun County in Northern Virginia are not experiencing these issues and have a high concentration of Data Centers.

5. **Property Values:** Correlation between neighborhoods, increasing the poverty level by 20% within the range of data centers. Will my property value decrease?

DC BLOX is commissioning an independent impact study on property values; this will be included in our future filings when available.

Our project will not uniquely affect property values any more than any use allowed within the I-3 zoning category. Additionally, areas with heavy data center investments benefit from significant tax revenues. In turn these tax revenues are invested in the community. Communities with better funded parks, infrastructure, government services, etc. are attractive places to live.

6. **Health/Environmental:** PFA's? - Will you emit? What will be the effect?

Our data centers do not create PFAs through their operations. There are no PFAs in our closed loop systems and there is nothing unique about our building that would create PFAs. Any components in the building that need special care, disposal, or recycling; we will be done in accordance with all government regulations.

7. **External Impact:** Do your clients cause problems of social media like attention deficit disorder?

DC BLOX is committed to being a responsible steward and a good corporate citizen. DC BLOX does not know about or control the data that the tenants process and store at the facility. The tenants' data remains private to the tenant.

8. **Building Alternatives:** Why not build a farm? A library? The YMCA?

The property is a Brownfield and has to be used for industrial purposes. Additionally, the property is privately owned and the Seller will elect to develop as I3 if this project does not proceed.

9. **Economic/Environmental:** Source for environment and economics: seeing online. Have you had any 3rd party data to show economic environmental impacts? She implied that we have this data for the communities we serve.

See question 3.