

**SPECIAL SHELBYVILLE PLAN COMMISSION
MEETING MINUTES
January 7, 2026**

Members Present: Mike Claxton, Betsy Means-Davis, Scarlett Tinsley-Price, Duane Schuler, James Garrett, Doug Cassidy, Gary Nolley, Carter Hall, Winnie Soviar, Joe Lux, Tyler Comstock

Members Absent: None

Staff Present: Adam Rude, Mike Evans, Abby Adams, Lisa Loveless

Doug Cassidy: Good evening and welcome to the special meeting of January 7, 2026.

**Interrupted by yelling from audience

Cassidy: Thank you for coming out for our special meeting of the Shelbyville Plan Commission and we're ready to call to order. Mr. Rude, will you call roll?

Adam Rude: Yes. Mr. Claxton - here, Ms. Means-Davis - present, Ms. Tinsley-Price - here, Mr. Schuler - here, Mr. Garrett - here, Mr. Cassidy - here, Mr. Nolley - here, Ms. Soviar - here, Mr. Hall - here, Mr. Lux - here and Mr. Comstock - here.

Cassidy: Thank you and first thing on the agenda tonight is Election of Officers. I'd like to have any nominations.

Carter Hall: I'd like to nominate Gary. He has shown interest and I think he'd be a good candidate.

Winnie Soviar: Second.

Rude: Mr. Cassidy, if I can, so procedurally, the way that we'll do this and ...(inaudible)...the Mr. Cassidy's our president and Mr. Nolley's our vice president and then staff is secretary. We'll take these offices one at a time and any nominations can be made and seconded and then once nominations are done for that specific office, we will take, you all have a post-it note in front of you and we'll just take a vote on that so that specific office. If any offices are uncontested, then we'll need to take a vote on that. So with that, the office of president now. Mr. Cassidy, if you want to proceed?

Cassidy: Thank you. So we have Mr. Nolley, anyone else? Vice Chair? Do we need a motion for vice?

Rude: If we can take it one office at a time. So nominations for president, nominations for vice. We can take the election on president and then nominations for vice president. Take

nominations on that and then secretary. So yeah finish nomination for president and then we'll take a vote on it.

Cassidy: Okay and other nominations for president?

Duane Schuler: I'd like to nominate Doug Cassidy.

No audible second.

Cassidy: Any other for president? Vice president? Any (?).

Rude: Any so if everyone can use the ballots in front of 'em and just vote if I heard correctly, Mr. Cassidy and Mr. Nolley are the two nominees for president. Did I hear that correctly?

Cassidy: Yeah.

Rude: Okay. So you can just vote and then I will walk behind you and just grab all those so we can tally those votes.

Cassidy: Okay.

Rude: If everyone could speak into the microphone so everyone can hear. Just real quick, sorry.

(?): Hey Doug, can you all speak in the mike so we can hear what you're saying?

Cassidy: We will when we continue, Sir.

(?): Well, speak in the mike.

Cassidy: We will when we continue; thank you.

Rude: Okay the final votes, Mr. Cassidy 6 votes. Mr. Nolley 5 votes. So Mr. Cassidy, and then if you want to proceed with nominations for vice president.

Cassidy: Nomination for vice chair?

Schuler: I'd like to nominate Gary Nolley.

Joe Lux: Second.

Rude: So you can go ahead and close nominations then.

Cassidy: Okay. Close nominations. Do you want voice vote or....

Rude: No (?). If there's only one nomination then congratulations Mr. Nolley you're vice president and we have Mr. Cassidy, the last one would be secretary. Planning staff is currently and(inaudible)....but we'll have to take that election or that nomination as well.

Garrett: Make a motion to nominate the planning staff as secretary of plan commission.

Gary Nolley(?): Second. Close nominations.

Cassidy: Close nominations. Okay we'll keep the same slate as what we have.

Rude: Yes. Thank you.

Cassidy: Okay we do have a set of rules. I will read them in the record so everybody knows how we are going to conduct tonight's meeting. As adopted today, authorized by Indiana Code 514 1.5-3.3 in the City Plan Commission Rule 11-2D(?) Decorum; no person shall engage in disorderly or boisterous conduct including but not limited to whistling, stomping feet, booing or making any loud threatening, profane or abusive utterance that disturbs or impedes the orderly conduct of the meeting. The presence of signs and banners, even though they're in here will be outlawed if they are gonna cause any problems.....(?) testimony...(inaudible).... Comment. When you come up to the front, we'll ask you to state your name, address. The way we will do it is we will call, when we get to open meeting, open comment, we will call five at a time so they can sit in the one can speak and four can sit there just as we go through those. Then we will call more up to speak instead of having one great big long line that (?) out into the hallway. Comments should be made to by the (?) should be made to us, the board here and then we will ask to take your questions on. Comments and opinions of the community(?) should be limited to the appropriate issues of topic that we are discussing, the annexation and zoning of this land. We all know it's a data center but part of our purview here is to talk about this property and (?). Each person will get a minute to speak. If you're a representing a group of people, you will get three minutes. Any attendee violating policy will be asked to leave or make any threatening, we do have police that we will ask you to leave. You will get three warnings before we do that and then we will ask you to leave. So those are the rules. We will go on now. I will ask for approval of our minutes from our last meeting.

Scarlett Tinsley-Price: Motion to approve.

Betsy Means-Davis(?): Second.

Cassidy: Motion and a second; all in favor?

In Unison: Aye.

Cassidy: Opposed?

No reply.

Cassidy: Minutes are approved from last month. We have no Old Business so we will move on to our New Business. Mr. Secretary, would you read the

Rude: Yeah. Before we jump into New Business, I wanna bring up the topic on the agenda, Suspension of Section 8.3 in our rules. So technically, and we were advised by our legal counsel on this earlier today, typically our rules state that a meeting shall conclude at 9:30 p.m. I don't know and in the past we've had quite a few meetings like this that went past the, but our attorney has suggested that we suspend that rule so that in the event that we need to extend beyond that, we have the ability and we aren't forced to end the meeting at 9:30 this evening. Any suspension of the rules will take a motion, a second and then suspension of the rules requires unanimous approval by the entire plan commission. So if we're wanting to suspend that rule, we will extend the meeting beyond, have the ability to extend the meeting beyond 9:30 and it will have to be unanimous. What I would also suggest and maybe it's just a brief discussion here among you all is maybe looking forward and setting a time when you hope to conclude tonight's meeting so that the members in the audience are aware and if we do conclude tonight's meeting and we haven't made it through the full public hearing portion that everyone that the item would be tabled and brought back up at a future hearing. So but first I would just ask for consideration of suspending and on your agenda, there's a recommended motion there but suspending that section of the rules.

James Garrett: In accordance with Section 7.7 of the City of Shelbyville Plan Commission Rules, I make a motion to suspend Section 8.3 and allow the plan commission to continue past 9:30 p.m.

Tinsley-Price: Second it.

Cassidy: I have a motion and second. All in favor?

In Unison: Aye.

Cassidy: Opposed?

Lux: Aye.

Cassidy: Motion carries.

Nolley: Inaudible interruption

Rude: If that didn't pass unanimously, then....

Cassidy: It did not.

Rude: Okay then the rules still stand. We'll end the meeting at 9:30.

Cassidy: 9:30

Rude: So the rules state that at 9:30....

Nolley: Quiet please, please.

Rude: At 9:30, whoever's speaking, they can finish and then the chair should call to continue...

Lux: I misspoke. I'll(inaudible)....

Loud clapping from the audience.

Inaudible comment from a board member.

Rude: We can take another motion vote or a motion, second and another vote and suspend that rule then.

(?): Allright.

Garrett: Well then in accordance with Section 7.7 of the City of Shelbyville Plan Commission rules, I make a motion to suspend Section 8.3 and allow the Plan Commission meeting to continue past 9:30 p.m.

Tinsley-Price: Second.

Cassidy: I have a motion and second. All in favor?

In Unison: Aye.

Cassidy: Opposed?

No reply.

Cassidy: Motion carries.

Rude: And along those lines, and again a discussion amongst you all is probably needed but if there is a time that we are ending at this evening to kind of reassess and see where we're at and try to conclude the meeting by that point in time.

Tinsley-Price: Adam, do we know how many people have asked to speak tonight?

Rude: Currently at 58 and looks like Abby and Lisa are still typing in that document so it might, it'll be more than that, but 58 is where we're at right now.

Cassidy: And each person as they do speak, will get to speak one time.

Nolley: One thing that might help too is we talked about no repetition so if somebody makes a point and you wanted to make that point, not that you don't have the right to speak but maybe you just wanna say "I agree", then we can, again we'll have you on record. We'll know who you are. You can still state your name. It might just help make things move along if you'd like to do so. 'Cause you eventually want to get to a vote from us so we wanna hear from you but that could help move things along a little bit. We will not be taking raised hands at this point in time.

Inaudible talking among board members.

Garrett: Yeah let's, I think we can use 10:00 as a benchmark and see, get a pulse of the room and see where we're at by then.

Rude: Yeah and because we've suspended that rule, at 10:00 we can kind of reassess and to your point we can see where we're at in the list and see where the commission feels is best at that point, that whether we should proceed or continue to a future meeting.

Cassidy: Do we need a motion to....

Rude: No we don't need a motion on that.

Cassidy: Okay.

Rude: Okay and you did call for New Business so let me get some things in order and then I will ready that petition into the record and the petitioner can step to the podium now.

Nolley: Adam, can I say one thing before we get started? Just wanna let you guys all know, don't look at this group up here as adversaries. We are not. We are all citizens of Shelbyville just like you. Teachers and nurses, business owners. We're just like the rest of you. We get \$25 bucks for this meeting. We're not getting rich up here. We don't sign NDAs. We're not...(inaudible)....

Interruption from audience member.

Nolley: That's warning number one for that person. Tell you again, just let you know, hey we're not adversarial. We're not, we're here to listen to you. We wanna hear from you so please be respectful and just realize that we're, we live here just like you do. We run into you at Kroger, Walmart, everything else so we just want you to come up here and respect, be respectful of us and we'll be respectful to you. That's all I'm asking. Thank you.

Rude: Okay the one and only item under New Business this evening is case number PC 2025-15 LORM, LLC and Alicia Clay annexation. The petitioner's name and owner's name is LORM, LLC and Alicia Clay. The petitioner's representative is Mr. Eric Glasco of Stephenson Rife, LLC. There are several parcels included in this. The zoning classification currently is 'cause this is an annexation, it's classified under Shelby County zoning as A1, A2 and R1. The proposal and request from the petitioner is IG. The future land use in our comp plan is both high tech light industrial and commercial. Again, the action requested tonight is a formal recommendation on the zoning classification for approximately 429 acres. The petition for annexation into the city's corporate limits. Before I turn it over to the petitioner, I wanna take a minute just to remind our commission members but also inform the public of exactly what the commission's role is in what's being considered this evening. So this is an annexation petition. The plan or the city council is the one that has the final say at the end of the day on annexing ground in or not. They also have the final say on what the zoning classification will be if they annex it in. Our, the plan commission's sole responsibility is to make a recommendation on what that the zoning classification should be if the city council annexes the ground in. So in our staff report is structured around the five decision criteria that the law requires us to kind of structure our vote around and that, just to read into the record again, that is comprehensive plan. That is current conditions. That is desired use. That's property values and that's responsible growth. So those are the five criteria that the plan commission's purview is structured around. Everything outside of that is not something that the we have any kind of control or we should be considering. There's some other whether it's city council, there's some state agency that regulates all these the other aspects so that is the limited scope that this body has to consider on this petition and kind of where the comments and questions for the petitioner should be limited in nature. With that, I will let the petitioner introduce himself.

Eric Glasco: Thank you, sir. My name's Eric Glasco, with the law firm Stephenson Rife on behalf of the petitioners.

Nolley: Will you pull the mike up a little bit.

Glasco: Absolutely. There is that better? Okay. I do wanna make one correction to what Doug said and it is a point of clarity here. While we all assume it's gonna be a data center and I believe even the developer, who's here tonight to talk on proposed projects, hopes that this turns into a data center, we've seen projects out at this area before. We've seen Greenleaf. We've seen Krone and we are so early in the process of what's gonna happen out there that we're not sure what this land would be used for. So as you are looking at zoning, I want you to keep in mind that the zoning that you're applying whether in any stipulations with it or conditions, we would hope that they would be applicable for you know development that's not a data center. Now having said that you know it's obvious from what's been posted online and the presentation at the city council that their desirable project is to have a data center at this location. I know we've got a lot of speakers tonight so I'm not gonna go through a lot of the petition that you have in front of you. As Adam indicates, we're seeking to have the land that the city council has preliminarily approved for annexation rezoned to IG which is conducive to the area. It's the same zoning as what is currently in the redevelopment corporation's ground

that is immediately to the west and that is what we are asking you to recommend to the city council for zoning. I know everybody's gonna wanna talk about data centers tonight and impacts and what this is gonna look like and so I have with me tonight a couple of representatives from Prologis, the proposed purchaser of the ground on what they may do with the land if the purchase goes through. And so they're gonna be here to present for you this evening.

Cassidy: Please state your name and who you represent.

(?) Reynolds(?): Yeah my name is (?) Reynolds(?). I'm the vice president and market officer for Prologis here in central Indiana. So I want to start off by saying thank you to this committee for their time this evening. While we're not the applicant for (?) petitioner this evening, we do appreciate as the prospective developer the opportunity for a short presentation. My role this evening is gonna be threefold. I wanna briefly introduce Prologis to you. Number two, we wanna provide additional detail on our provided or our post development (?) data center campus and number three, wanna directly address any or some of the concerns and (?) questions that may have come up in Monday night's meeting. Our goal tonight is transparency. We wanna make sure that you leave here knowing what this development is and what this development is not. So first, who is Prologis? Prologis is a global real estate company with more than 40 years of development experience. We also have a rapidly growing data center platform. We currently have more than 30 data centers and since 2021, we delivered 200 megawatts and we have 600 megawatts under construction today. Moving here to central Indiana we've been in business and had a presence here in central Indiana for 30 years. We have 40 staff members in an office on the north side of Indianapolis. We own 56 buildings in the greater Indianapolis area leasing those to 143 different customers that service or support approximately 26,000 jobs. Outside of development we do support the local community through programs like our Impact Day where we volunteer our time and support local non-profits such as Gleaners, Habitat for Humanity, (?) Movement and several others. Our goal tonight is transparency. And if there's any take-away and it's what I said, we wanna leave here with what this development is and what this development is not.

(?): Time.

Reynolds: With that context, I'd like to turn the presentation over to Mike (?) who will provide more detail on the proposed development. Thank you.

Mike Kenny: Good evening, everyone. I'm Mike Kenny, director of data center investments with Prologis. Thank you very much for the time to speak with you this evening. To Cody's point, before I start with my slides and Adam, if you don't mind advancing to slide 3, I would like to take some time to address the major concern that came out of Monday's meeting. First, we have probably heard the most questions around water usage and wells. We will not pull local ground water. Therefore, there will be no impact on ground water levels. Furthermore, the (?) is designed with a closed loop water cooling system so the water usage will be equivalent to an office building. The water (?) is filled with water and non-toxic demineralization agents. Once a

year when the system is flushed, the water is sent to the sewer system for treatment. So a little more on how the closed loop system works. Water moves through pipes in a loop pushed by a pump. As it flows past machines, it absorbs heat kind of like how a cold drink gets warm in your hand. The warm water then goes to a cooler

(?): Time.

Kenny:where fans or cold air remove the heat. The water cools down but it doesn't turn into steam and does not leave pipes. Then the same water goes back to the machines to cool them again. Because this system is sealed, no water is lost. And because it doesn't evaporate, it cools things by ...(Inaudible)...not by letting water disappear(?). There have also been arguments that this has been a rushed process. In fact, this (?) are just the first of several steps to get this project approved. This process follows the city's normal process for any development project. Part of the reason Prologis has been in business for 40 years is that we know how to do this the right way. We engage early and work closely with local leaders and the community. As an example, local feedback has led us to adjust site layouts, strengthen buffers and refine designs

(?): Two minutes

Kenny:to reduce visibility and impact. I'd also like to speak to the jobs aspect.

(?): Inaudible comment.

Kenny: Yes?

Cassidy: Excuse me. The petitioner's still speaking. Whoever's keeps yelling "time", please quit. Thank you. Go ahead.

Kenny: I'd also like to speak to the jobs aspect of this project. Data centers bring good jobs to a community, both long term and during the construction process. Further, there is a multiplier effect. Because these projects take time to build, thousands of trades jobs are created and industries that support other businesses in the community such as hotels and restaurants. For this project, we estimate about 6700 construction jobs and 450 full time jobs at buildout. Those full time jobs include technicians, network engineers, systems administrators with an average salary of over \$100,000. Typically, our customers prefer those employees be technical school graduates or to get certified within their own company's education program. Next, let's talk about impact to homes, farm land and property values.. One of the reasons we like this site is the adjacency to interstate 74 to manage traffic. During construction we're working closely with local officials to manage vehicle flow and make road improvements where needed. Once construction is complete, truck traffic will be minimal to the few homes that are nearby. We are designing this project to fit respectfully into the Shelbyville community. A good chunk of the (?) of the planned site, about 30%, is already zoned IG as we know it from the first slide. The remaining land allows the City of Shelbyville to (?) high intensity investment for a very small

portion, less than 1% of the overall agricultural land. On property values, I too am a homeowner. I completely understand the question and the importance it has to Shelbyville community members. One of the greatest determinants in home values are the school districts and the prosperity of the community. I want to underscore that this project would bring significant revenue to the City of Shelbyville and the Shelbyville Central Schools allowing for funding to improve emergency services, public infrastructure and the schools in the area. With that, I'll now walk you through my presentation. Adam, if you could please (?). Next slide; thank you. So I'd like to start out by just talking about what is a data center? What is actually happening with the building? It's really very simple. It's a building with a big computer inside, nothing more. There's chillers on the roof to dissipate the heat. There's equipment inside the building. There's generators in the case of a power outage. Redundancy is absolutely critical for our customers and so those generators are there only in a necessity. And there's no smoke stacks or anything. There's no smoke coming out of the building. It's simply a building with a computer inside. Next slide please. So now I'd like to talk, walk you through just a few examples of past projects and ongoing projects that we have. This is an elevation from our project in Flukerville(?) Texas. You can see there's an emphasis on green space. There's a nice elevation with a glass facade. That front portion of the building is the office which is typically separate from the data center. We like to say the greatest risk to the center is humans because it's just the computers are so complex that they can basically run themselves and so the front office area is actually separate from the data center hall. So there's real emphasis on setbacks and security which is critical for our customers. Next slide please. This is the same Flukerville, TX project but just an aerial. So again, you can see substantial setbacks from the road, substantial green space and again, just a pretty simple concrete structure. Very similar to any other commercial building that you'd see. Next slide please. This is our Hutto, TX project. Just another example of ample green space, setbacks. You know for our customers really their goal is to not be seen or heard and so security is critical. Privacy is critical and these facilities are built with that in mind. Next slide please. This is one of our first conversion projects in northern Virginia where we took an existing asset and converted it into data centers. So you can see in this instance it's got some really nice landscaping. I mean if you were driving by, you wouldn't you probably wouldn't even realize that this was a data center. And so just like you know we're attempting to do with the City of Shelbyville you know we worked very closely with the county to get that project done and they were very happy with it. Next slide please. This is a similar conversion project from Elk Grove Village, IL. In this case we didn't have a customer in the building and so we needed to find a way to reactivate the asset and so we worked very closely with Elk Grove Village to get this conversion project done. It turned out great. You know the it's the Village is extremely pleased with all the revenue that it's bringing in and we have a great long term relationship with them. Next slide. This is an upcoming project we have in the city of North Las Vegas. We partnered very closely with the city. This is a very, this is a large campus style project. But again, you can see this looks like a commercial building. It's not a scary ominous building. It's got a nice glass facade. It's got landscaping. It is a very standard commercial-looking building. Next slide please. And so bringing this back to Indiana, the data center industry is already very substantial here. You know based on a (?) report from (?) years ago, 5500 direct jobs in the state. Over 500 million dollars (?) labor income and direct (?) impact of over 1 billion. So real numbers, real projects already bringing in substantial revenue

to the state. Next slide please. You can, this is just an aerial of the project everybody's familiar with. So why Shelbyville? Again, just to reiterate, the reason this site is a great site and we're very interested in it is because of that first slide we had on the screen. The western 30% of the site is already in the city. It's already zoned IG and so what we're proposing is a natural extension of that existing IG zoning. Not to mention it aligns with the city's future land use guidance. You know we're really impressed by all the work that RDC has already done to prepare the site for this type of use. The power story here is really good. Rush Shelby and Hoosier Energy have been great partners and we feel very confident that we can get power to the site in a project like this. The final thing I'd mention is not only does the western third of the site you know already zoned IG but there's a number of parcels to the north that are also IG as well. And so you know it's this project in our view is really a natural extension of that. Next slide please. So this is what we call an initial test (?). Again, I just want to reiterate it is extremely preliminary and totally dependent on the annexation and rezoning. In the interest of transparency, we produced this to show everybody what's possible here but this will change as the process goes through. So in the event of a successful annexation and rezoning, as you know there's the site planning process where we would get into all the nitty gritty of what actually occurs on this site. So this is extremely preliminary but just an example of what could happen here. Next slide. So finally just talking about you know drilling down on the benefits of data centers. So the typical investment amount for on a per megawatt basis is about 8-12 million and so for a project like this where we're looking at around 500 megawatts, we're looking at potentially a 6 billion dollar investment which is significant. And then on top of that, the multiplier effect is real. You think about the thousands of construction jobs building this out over time, the hundreds of full time jobs once it's fully operational. That is real for restaurants, hotels, all the local businesses and so I just wanted to mention that. And on that note, for and this number comes directly from Loudin(?) County, VA. There aren't any very mature data center markets in the country but Loudin County is one of them and they self-publish this number that rough, that the data centers contribute roughly 15 dollars of revenue for every one dollar used of services. So in other words, for every dollar that the that is necessary for services like you know schools, emergency services. The data centers produce 15 dollars in revenue and then the next closest range was manufacturing at only 4 to 1. The final thing that I'd mention is just once the data center campus is fully built out, it's a very low impact use. You know you have the full time technicians on the site but otherwise you know it's just a it's failry low impact. So with that, I'll wrap up my comments. Thank you very much for your time. Really appreciate it and I welcome your questions.

Cassidy: Thank you (?) stand up there and we'll have some ask some questions from the board....(inaudible).....Mr. Claxton?

Claxton: Yeah you mention the 450 jobs.....

(?): We can't hear you.

(?): Turn on your mike.

(?): Turn your mike up, Mike.

Claxton: You mention 450 jobs. Now do you mean 450 jobs will be created in the community or(inaudible)...

Kenny: No 450 jobs on the data center campus.

Claxton: At the data center?

Kenny: Yes.

Several people from the audience interrupted the dialogue between Mr. Kenny and Mr. Claxton. No one was clearly audible.

Cassidy: Please please hold your comments.

Kenny: 450 jobs across the entire campus at full build out.

Claxton: Okay, thank you.

Inaudible mumbling from audience.

Cassidy: Ms. Means-Davis?

Means-Davis: You mention that you do training on site for some of your (?) people. We have a school called Ivy Tech here where our kids can be in school and they have a lot of training. Just questioning like would those like would your future business be able to help....(inaudible)...from Ivy Tech....(inaudible)..could help.get those kids in (?) training so our local kids could learn and be part of that like....We hear 450 jobs. A lot of people are like worried those 450 jobs would be online somewhere or that they would be brought in from other towns. We wanna make sure that we help our kids.

Kenny: Yeah understood. Like I said, in many cases our customers will work with local communities to train people to work in their buildings. At this point, not being the petitioner, it's really hard to commit to anything like that. So but I do but certainly I stand by my comment at the presentation that you know customers will often train people to work in the data centers.

Cassidy: Ms. Tinsley-Price?

Tinsley-Price: I have a couple of questions. Just to clarify, when you talked to in regards to the construction jobs, how much was that again?

Kenny: A little over 6700.

Tinsley-Price: Okay and are those local typically?

Long pause and grumbling from the audience.

Cassidy: Hold on, hold on, hold on.

Kenny: So I'm not a (?) but my understanding is that yes, typically those are a little (?).

Audience interruption.

Tinsley-Price: My other question is for us to make a favorable recommendation one of our points on property values is that it will not have an adverse negative effect on the conservation of property. Can you speak a little bit more about what the conservation of that land will be on your site and what it is at some of these data centers that you shared with us? How do you serve, meet that recommendation?

Kenny: Well like I said in many cases there's ample green space that you know handles the water management and all that. So but as it relates to this specific project, not being at that site plan stage is very, I cannot speak to what a conservation program might look like.

Cassidy: Mr. Schuler?

Duane Schuler: Alright I've got a number of questions in regards to the cooling systems that are used in this facility. So I understand closed loop systems. What is the water capacity for these units for each building?

Kenny: I do not know and I think totally dependent on what actually is agreed to in the plan.

Schuler: What would be an estimate?

Kenny: Um....

Larry Long(?): Hi. I'm Larry Long(?) with Prologis. Some of the technical specs on that. I think the questions you're asking are really relevant to site plans that we don't really have any answers for yet....(inaudible)....

Audience interruption.

Schuler: Okay well let me....

Cassidy: Please.....

Schuler: Let me rephrase the question.

Long: Okay.

Schuler: You obviously have data centers in other locations that you're going to model these after. What is the capacity of the cooling units in those buildings?

Long: From a total load perspective?

Schuler: Yes. What is the capacity in that closed loop system?

Long: Again, we're not prepared to answer that because I don't have.....(inaudible)....

Audience interruption.

Cassidy: Please hold your comments.

Schuler: Alright. Everybody, settle down. Alright so you can't answer what to me is a basic question.....(inaudible).....

Kenny: Well I can comment on as far as it relates to you know data and water usage as a percentage of overall usage. It's less than 1%.

Schuler: That tells me nothing.

Audience cheering.

Cassidy: Please....

Schuler: Alright, let's move on. You think you can't answer that question. So closed loop system, no water loss in theory. Now I work in a company that has a closed loop cooling system. There are losses. So obviously you can't tell me what the capacity of this system is so you probably can't also tell me what the monthly loss and replenishment's gonna be, correct?

Long: Yeah that is correct. There is....if I can validate what you're saying. Yes, there is bleed off water that's refreshed so there's also (?) and humidifiers that will supplement the winter load put moisture back to the air.

Schuler: So just to be clear, a closed loop system is not going to have no water loss. It's going to have loss.

Long: Yes. It's very minimal but yes.

Schuler: Okay. Alright your refreshment, will it be done in stages say 100,000 gallons a month or is it gonna be done all at once?

Long: Absolutely not. We would stage in sequence. You know if we have 13 buildings, we obviously wouldn't say on January 1st we're gonna (?) these buildings out. We would stage in sequence so that we don't have a large draw on any of the water resources and not take buildings down simultaneously, essentially taking 'em at a planned sequence.

Schuler: Okay. What do you have in place in the event of a large scale water loss? And again, knowing a closed loop water system, there's going to be failures so what preventive steps do you have in place to minimize that water loss?

Glasco: I can speak to that. You can ask whatever questions you want and that's fine but I wanna make sure that we're clear. We don't even know this is gonna be a data center so you're asking...(inaudible).....

Interruption by audience drowned Mr. Glasco out.

Cassidy: Please stop. Please hold your comments.

Schuler: And I understand that, okay. I understand that. However you see the folks that you've got here behind you.

Glasco(?): Absolutely.

Loud clapping and cheering from audience.

Schuler: They have concerns and they have a very limited time to speak tonight so understanding that the answers or non-answers that you give me do not impact what my ultimate decision is. What I am trying to do is help these people get the answers they deserve. That's understandable.

Glasco: I just wanna make sure and we understand this isn't a Tech Review.

Schuler: Right. Right.

Glasco: Just making sure that we're.....

Schuler: I understand what we're here for. I understand.

Glasco: 'Cause ultimately, they're gonna be hooked up to Indiana American Water and so there's going to be the supplying of that from there. It's not gonna be any ground wells so I'll let you get back to your questions....(inaudible)....Tech Review.

Schuler: My last question in regard to and I'm expecting a non-answer, in the event that there is a large release and again, these systems fail. I know. I work in a company that has a cooling system nowhere near the scale of what you guys have but they will fail. What steps, what do

you have in place and I know IDEM and I know the EPA have minimum requirements for containment but what steps do you have in place to insure that none of that water leaches into surrounding properties?

Long: We will have a spill prevention, a spill protection and prevention plan that's filed that will outline all of the steps that are taken. Generally you know water dams or pretreating into the sanitary sewer before it's released to the plan are things that we typically do in our developments.

Schuler: Alright. I'm gonna limit my questions to that for now but expect I will have more questions in the future. Thank you.

Cassidy: Mr. Garrett?

Loud clapping from the audience.

Garrett: I too have a couple of questions. So I know you said Monday in your meeting that you don't have a list of well you don't have an idea of who would be going in this data center but can you give me a rough idea of it'll be some of your existing clients or are you guys looking at new clientele?

Kenny: I could say that you know we work with all of the hyperscalers(?) so it's very likely that our hyperscale customers would get interested in a campus like this. One of the big reasons this (?) this opportunity appeals is that it could be either a cloud or an AI campus or a combination of the two. And so that's very appealing but yes, we work very closely with hyperscale customers and I would expect that they would be interested in this project.

Garrett: So you don't have your existing clientele?

Kenny: Yeah I mean we would talk to our existing customers about this project.

Garrett: My next one pertains to the utilities. I know you had submitted that you had received a letter from RushShelby. Will you be hooking in with RushShelby Energy or Duke Energy?

Long: Yeah actually all of our coordination has been with RushShelby and Hoosier. RushShelby would be the transmitter and the power service to the substations.

Garrett: So it'd be a RushShelby (?)?

Long: Yep, yeah.

Garrett: Okay. And then my last one, in your (?) slide, you do show a shipping and receiving area but at the same time you said that you'd have very low truck traffic so I just wanna get an estimate of get a daily average of how many trucks will be going in and out of your site.

Kenny: I it's hard to say. Not knowing the size that these buildings might be.

(?): Full build-out.

(?): Yeah.

Kenny: I....

(?): What would it be full build-out?

Cassidy: Please hold your comments.

Garrett:(inaudible)....full build-out?

Long: I guess you know each building might get 2 trucks a day for some type of miscellaneous materials. It's very low volume. Most of the traffic through there will be tech traffic or some type of a vendor that might be doing third party service on the data center. That's the higher traffic draw than any type of truck traffic.

Garrett: And will those be like 53' trailers or will those be simple box trucks?

Long: Probably more like a city delivery truck. These buildings really aren't geared towards receiving deliveries on 53' trailers. You just don't have you know dock accommodations. Generally, you've got more like a drive (?) situation.

Garrett: Okay. That is all I have. Thank you.

Cassidy: Thank you. Mr. Nolley?

Nolley: No (?) had some great questions and I kind of(inaudible)....so we're doing a good job. And I like....(inaudible)....had some great questions.

(?): Thank you.

Nolley: That's all for me.

Cassidy: Ms. Soviar?

Soviar: Yeah. First of all, I wanna thank you guys for giving us this information. Everybody is learning here at different time frames. I do have questions too so again, to not only for my understanding but for anybody in the community here as well. I did some research. I know this is outside of the focus of what we're actually going to be deciding on today for the annexation/zoning question but in this review, there were several data centers across the

country and it was done by the University of Michigan and submitted July, 2025. In looking at this, one of the many things that I looked at but there were some common themes. And when you said there were 450 jobs that you know would be full time after the construction piece of it was going. What seemed to come from this article and there was that is that those were never realized. There's that piece. So have you comment on that and then the other part which is a big (?) always concerned about this, the regulatory oversight, monitoring of these types of things. So what in your current group of data centers that you guys have already functioning and up and running, what kind of oversight do you have with that or do you have or would you consider having you know on something here? The other part to this question is the other thing in terms of tax abatements and things that have been offered for the companies to kind of come in. And with that, it came through and as I looked at this article and it is worth the read if you haven't if you're not familiar with it. Everybody's worth the read. It gives you a nice primer on some of these things is that it really ultimately ended up on the rate payer, the consumer who ended up having to help fund with any kind of school stuff and some other things where that were making up the loss you know for the (?) for that. So it is a concern of ours or mine for sure and I know everyone here is that it's really that we are intelligent about ...(inaudible)... and that we look at (?) and that everyone that is for progress in some level but we want our community to be protected and safeguarded and things like that. So what's your experience with all that? Thank you.

Kenny: Sure.

Soviar: Inaudible comment.

Kenny: Yeah and we completely understand that sentiment about wanting to go about it intelligently and from a partnership perspective. First off, I'm not familiar with that article offhand but just to generally answer your question and certainly to your questions about you know regulatory oversight you know for every project that we do we comply with all local rules and regulations. So in this case you know every law and ordinance and regulation here in the City of Shelbyville, we would comply with that. And you know as far as and you know any sort of tax abatement or anything (?) and so it's kind of hard for me to answer that. But yeah certainly every project you know we play by the rules.

Soviar: Do you do long term oversight? I guess that's my other thing so I(inaudible)....get going and then what do we do ten years down the road or.....

Kenny: Help me understand your question like long term.....

Soviar: So the regulatory oversight. So are you, whatever it is and I know we're early in the stage and this is very very early everybody so you know please be kind. This is when we are looking at and things are agreed and contracts and everything that's out there that whatever points are agreed upon, who's looking at that two years from now, every year from now and is there a meeting that happens.....(inaudible)....

Kenny: Yeah so.....

Soviar:down the road so that there's always you know our what (?) are you using? What kind of....(inaudible)....for the consumers to be able to see here....(inaudible)....communities.

Kenny: Yeah(inaudible)....

Soviar: Accountability.

Kenny: Yeah you wanna be sure.....

Soviar: Yeah absolutely.

Kenny: that we follow through on our agreements and I can say without you know any reservations we always follow through on our agreements. We have you know a huge operations side of the business so once one of these projects is completed, they manage the properties and make sure that you know we perform based on what we've agreed to.

Glasco: If I understand, I think maybe you're talking about commitments that there may be with the city or are you talking about IDEM.....(inaudible)....

Soviar: Yeah....(inaudible)....yes.

Glasco: So I think in the past when we've had commitments that Adam or the plan commission or BZA whoever attached, those are enforced at the city level. You know to the extent that we're not, that they're not, that whoever's not meeting the requirements that are set forth, there is a legal mechanism for the city to enforce those requirements. And you know and one of the things that I think especially with a project like this to keep in mind is they're not gonna build 13 buildings day one. The first buildings that are that would go in as I understand it, and I would acknowledge this would be in the RDC that is already zoned IG. And so and every building after that, they're coming in with a site plan. They're coming in with for Tech Review and you're able to ask about water and you can say how much water is that building using? How much (?) is that building using? And if they aren't meeting their requirements, you don't give 'em those ok's. You don't let 'em build, you know. I mean that's you know until full build-out, they have to constantly come back to you to get approvals for the next building. So when we start talking about the commitments, really we're talking twenty years down the road after there's full build-out, right because other up until then, they're constantly having to come back to you to get additional permissions for the next site plan approval. And that'll typically be done at the city level and if there's not, if they're not meeting those requirements, then the city sends the notice there's legal mechanisms to either get recompense or to enforce them to abide by the agreements. I don't know if that answers your question....(inaudible)....

Soviar:(inaudible).... I know it's real early in the process, but thank you. I appreciate that.

Glasco: Yes.

Rude: And Ms. Soviar, just to add some context to that and I think Mr. Glasco covered it pretty generally but from an enforcement standpoint, any conditions that plan commission or BZA imposes on an approval or any written commitments that the city council if this annexation were to go through and zoning classification were to happen, City Council has the ability to attach written commitments that would be recorded against the property. So to your point about in 10, 15 or 20 years, 30, 50 years down the road those commitments can still be enforced. We would treat those and we do this on a regular basis with other enforcement measures but we have the tools to enforce those with fines and court orders and those types of things. I believe the ordinance as it sits today allows fines up to \$5000 per day that any violation is in place. So those are the tools in place so that if this body or city council or someone else were to attach a condition, that is our leverage to insure that it's complied with long term. And again I might've already (?) this but those are always recorded as commitments on the property so that if the property was sold in 5, 10 years all future owners of that property are still held to that same exact standard.

Soviar: Thank you.

Cassidy: Inaudible comment.

Nolley: Yeah I do have a question. Currently a piece of land out there is zoned IG. We call it the Greenleaf property. I forget how many, a hundred and some acres? How many?

Inaudible reply.

Nolley: Whatever it is.

Kenny: 140.

Nolley: Pardon me?

Kenny: 140.

Nolley: 140. Theoretically, if you wanted, you're talking about building a campus of 13.

Kenny: Yes.

Nolley: If you wanted to build one building, we wouldn't be here today, right? 'Cause you could build it on, you said you could build it there first if you theoretically you I mean it's already zoned so you could just go with a site plan and just go through a normal process without any of this, correct?

Kenny: Theoretically.

Nolley: How much space would a single building take? How many buildings could you build on the 140 acres that's there now?

Kenny: It's hard to know without having completing any due diligence on the site so I

Nolley: Understood(?).

Kenny: Yeah.

Nolley: One or two buildings, at least one?

Kenny: Yeah.

Nolley: Okay. But if you only built one, let's say you didn't get approval for what's not in, would you move forward with building what you could on the limited acreage that's there? Would it be profitable, desirable for you?

Kenny: We are very interested in the campus. You know these projects are based on scale and so...

Nolley: So most of your others are campus (?) similar size of these buildings?

Kenny: We have other very large campus projects.

Nolley: Okay. I just wanted to (?).

Kenny: Sure.

Nolley: Okay, thank you.

Kenny: Yep.

Hall: Yeah my questions are actually not gonna be a data center or (?). I'm gonna try to focus on the petition we have in front of us the best we can. So my questions are actually for our city engineer, Mr. Comstock just to provide some context on even if this isn't the project that ends up in this area, if we were to zone IG, general industrial what kind of capacities in terms of utilities exist in that area currently?

Tyler Comstock: Yeah thanks. Good evening. My name's Tyler Comstock, city engineer. Just to kind of give everybody a little bit of background of Shelbyville as a whole regarding the water and sanitary capacities as well as this specific site that we're looking at tonight. So many people don't know this. It's all underground. We don't see it actually. Indiana American Water's water plants are sit outside the city limits. Many of us pass it every day. We just don't know

what it is. Each of those treatment plants is has the capacity of several million gallons that service the site. Like I said, there's two, there's two separate plants. They come in from different directions in the city. That is a good thing for redundancy purposes, for capacities. We have all the factories and everything to the north of the city. We have a lot of residential towards the south and mixed in there so having that redundancy and dual feeds helps supply everything that we need for our daily needs. So specifically for the site, we have an existing 12" water main that was extended to the site. I believe it was in the 2010. When was Krone, Adam?

Rude: Krone, I believe was 2015 or 2016.

Comstock: So in 2015/2016, the city of Shelbyville as well as Indiana American Water extended utilities to this site to service what we thought was gonna be Krone, manufacturing for the original IG zoning district or zoning land I believe 140 acres. So that existing 12" water main, now bear with me there's so many hydraulics that come into play, pressure losses and things like that but 12" water mains have the capacity to service about 4700 gallons per minute which equates to about 7 million gallons per day. That's a lot of water. I'm not saying that's what's here now but that is what it has the potential. Please note that as the designs are come through like they, they said they don't have the answers right now because the buildings and the plumbing systems and the fixture counts all that isn't actually figured yet and designed. So please know when the process is is when it gets to the design phase, they have to put together allocation letters, capacity letters and then they have to work with Indiana American Water to say hey, this site and not just their buildings, this is actually for every site that comes in and every commercial, residential subdivisions, everything. It comes in. They go to Indiana American Water. Say Indiana American Water, our site requires this many gallons per day. Do we have it? And then that's when Indiana American Water comes in and they start doing all their hydraulic analysis and their modelings. They run pressure tests to the area. That way they can see if they have the capacities that are needed to service the building. They have pressures needed for suppliers to (?) and such. So yes, it's early but I want you to know that those checks, there's a lot that goes in at the later stages for the design process. There's a lot of checks and balances there from a water perspective. So not only that but when you start talking larger projects that require water main extensions, you actually have to go through IDEM. It's an NOI process to construct a water main extension so now you're at the state level. So once again there's another checks and balance. Not just city of Shelbyville, not just Indiana American Water. So you have Indiana American, IDEM that comes in, the Department of Environmental Management. And then to give you guys some perspectives of different uses that the 600 acres could be, I know you hear all these numbers of 4700 gallons per minute, 6 million gallons. Well to give you some perspective, if we were to take this 600 acres and we turned it into a let's say a large subdivision or multiple subdivisions, you could roughly get Adam, I'm sorry, roughly 4 houses per acre?

Rude: Yeah.

Comstock: On average? On average 4 houses per acre would which comes out to about 2400 homes. In the civil engineering world, we have design criteria of how many gallons we associate

with each home. Each home gets about 500 gallons per day. That's what we design to. That's what we would work with Indiana American Water, get the water main extensions. That's what we figure. For instance, if that was 2400 homes, that would be over a million gallons a day if this was residential. If it was commercial, if it was business, depending on what it is, those have different capacity of requirements. I would see it going up. But I just wanted to give you guys some thought of what that would be. A million gallons a day; I know a million gallons a day sounds like a lot. We actually have a lot of the manufacturing facilities here in town. We have facilities here in town that range from 250000 gallons per day to a million gallons per day and Indiana American Water doesn't even bat an eye. They can do that. But again, at the early design levels, they work out those details to see and make sure that it doesn't pressure or hurt our system and make sure that everybody has what they need including all the businesses, residential, schools, everything like that. So that's Indiana American Water and that's clean water. Again, sorry if I'm kind of lecturing you but I think it's really good to learn all this because a lot of the questions back.....

(?): You didn't answer his question.

Comstock: What's that?

(?): You didn't answer his question. You're just talking at us. You didn't answer his question.

Comstock: I know I'm trying to inform you guys because a lot of the letters that we got were these questions, wells and stuff like that so he's asking what is the water requirements to the site. I was trying to give you that so I apologize if I you thought I was rambling but I was trying to answer a broad list of questions that we got from all the emails and everything in there.

(?)....(inaudible)....electricity?

(?): Yeah electricity.

Nolley: It's not open to the public yet.

Comstock: Once it gets down to me, I will kinda go through some other utilities and such in a little more detail to help clarify some of those questions that we received through emails and all the letters. So I'll follow that. Sorry sorry, Carter.

Hall: No, you're fine. Let me simplify the question.

Comstock: Yeah.

Hall: I think the context is good but to answer my question, in your opinion, regardless of it's a data center, is this area equipped to handle general industrial use?

Comstock: Yes.

Hall: Okay, thank you.

Comstock: Based on the gallons per day. Like I said, the civil engineering, based on the uses, we have set guidelines on what we use for estimates. Again, nothing's certain until the actual plumbing designs are done but based on the estimates we have, I believe industrial use, we factor in for sanitary it's 500 gallons per day. That's on the sanitary side. Usually you're gonna have some uses of the water so you're probably anticipating like I said 500 gallons per day, sorry, 500 gallons per acre. Usually on the water side, it's usually 750 gallons per acre so yeah we have a lot of water going there.

Hall: That's the only question I have.

Comstock: Sorry, Carter. Didn't mean to bore you.

Kenny: Just to come back on the commissioner Shuler's questions about loop fill. So I did check with our technical team. So loop fill is 200,000 gallons with annual loss of about 1% and that's done annually. So I just wanted to clarify that.

Comstock(?): Is that each building?

Kenny: Yes.

Cassidy: Mr. Lux?

Lux: Yeah I want to return to the time frame question that we just had that Gary brought up. What would be your time frame from if you get approval on this, what would be your time frame to completion of the whole campus?

Kenny: Yeah so our estimated time frame for full completion is about ten years.

Lux: And that would be sectioned and back to us for approval. When would that when would we know what those are cause I thought that was a very good point.

Kenny: So I guess just help. When you say section....

Lux: Zone? You said, is that the term they use?

Inaudible comments.

Kenny: Yeah so we're pursuing rezoning for the entire campus but as far as completion of the buildings, those would be phased over ten years. So we would start at the western side of the campus and then work, okay. And....

Long: Sorry, to clarify your question, about 18 months to 2 years is the cycle before starting another building.

Lux: For completing the full campus?

Long: Yes.

Several people in the audience speaking at once; no one is clearly audible.

Lux: The 13?

Long: The 18 to 2 years, yes..

Lux: The 13...

.Glasco: I think what he's saying is they take 18 months to 2 years with a 10 year total completion of all (?).

Lux: Okay. And you would return to us for site approval for each phase?

Kenny(?): Yes.

Lux: Alright. And I have done very little research on data centers in the last week and a half but I see the buildings that you've shown are short. Is there a reason why you couldn't have 3 buildings along 74 that were eight stories tall instead of taking up 400 or 600 acres? Is the city limiting that? Are you limiting that?

Kenny: It's a cost issue. So it's much cheaper to build one story as compared to 8 stories. Not to mention all of the equipment that goes inside and the heat that it produces and that needs to be dissipated. It's hard to do it vertically.

Lux: Okay. And then in your (?) rendering here and I don't know Adam if you could show the site plan here, the rough site plan? What are the little pink, purple? I'm assuming the green ones are buildings and the blue ones are ponds. What are the pink buildings?

Kenny: Yeah so those are substations.

Lux: Okay so those are electrical power stations?

Kenny: Yes.

Lux: Okay. Thank you. No further questions.

Cassidy: Mr. Comstock?

Comstock: Yeah so I have some questions. I am going to, I apologize. I know I'm going to bore some of you but please understand that we received probably hundreds of letters, emails. I have a lot of comments to make regarding what we have available. This is for anything that goes into this site. We have had a lot of questions. I'm sorry if you feel like you're bored but maybe the person beside you, it's their question and they really wanna know.

(?): You're doing fine.

Comstock: So please just hang with me here. Alright talked about water. That's the clean stuff comin' in. Let's talk about the dirty stuff going out. So along, back in 2019 when Krone, like I said we had utility extensions come to the site, the sanitary sewer...you can sit down if you want.....(inaudible)....The city of Shelbyville, our waste water treatment group, we extended the sanitary to the site which was a 12" and a 15" sanitary mains. To give some perspective, a 12" at a minimum slope gives about 750 gallons per minute which comes out to about a million gallons per day and that's roughly what the capacity is. He was saying that some of the buildings have, I forget what the use was but or the evaporation losses coming into the sanitary sewer but it can handle at least about a million gallons per day. So again very similar to Indiana American Water. On the sanitary side, you do basically the same exact thing. When they get the design done and we have all the flows that are coming out of the building, they will do capacity letters that will have to go to our sanitary waste water facilities, almost the same thing. Can you guys handle this? Here are our flows. We're gonna send it to that line. Can you handle this flow? Those flows, once it gets to the city, I'll usually help out Shelly and Shelly, you here? We'll usually work with her team to look at everything that is city infrastructure. We'll look at the pipes that it runs through. We'll look at everything, the lift station that it comes through and then ultimately you have to look at the water at the waste water treatment plant itself. Again, we have to look at can it handle everything? What is coming in? A lot of people's concerns were chemicals and is that leached into the Lewis Creek because the site is right there by the Lewis Creek. A lot of that, anything within a building has to come through sanitary sewer. I know it sounds silly but even in a parking garage your floor drains because it's considered in a building, usually come through sanitary sewer. Because there are risks of chemicals and we don't want that going through the storm system so we'd rather it come through as sanitary. Sorry, Brian. I know I'm taking a long time. And so the reason that's important is we know what's coming in. Again, not just this use but every industrial use in the city of Shelbyville requires sanitary manholes. Those are large manholes that are at the outs, the out discharge pipe for each building where our sanitary crews can go in and actually take samples and see what's coming in before it gets to our city sanitary sewer. That way if they are leaking something, let's say some kind of toxic material or in the manufacturing world you might get some metal shavings or plastic or some of that. I'm not sure what all it is. Then we can work with them to make it adjustments. And then also our sanitary sewer team has the opportunity to make adjustments at the plant that's needed. Shelly has worked at the sanitary sewer treatment facility for sorry, Shelly, almost as long as I've been alive. Her and her crews stated they really know they know their stuff. So that's sanitary. And again, with sanitary sewers, all kinds of state regulations and permits that have to go through. So it's not just the

city of Shelbyville thing. We're not just looking at it. There's other jurisdictions I would say and agencies that look into this to make sure everything's in order, checks and balances I'll say. Sorry. Storm water; a lot of people had some concerns about storm water. It's right next to a creek. Lewis Creek takes a lot of water. Everybody's always concerned about flooding when industrial sites come in, actually really when anything comes in. Neighborhoods, people have the same concerns. It's just because it's something new that wasn't there before so you don't know what the water's gonna do. City of Shelbyville and really everywhere for that matter, they have storm water standards. We have requirements for release rates. That way when the design is completed the way it works all the stormwater is collected off of the building, the site, even what would come makes its way through the grass. They have to design a detention pond that holds the water and slowly releases it before it leaves the site. That way anybody that has any concerns with hey it's gonna flood Lewis Creek downstream. Our standards require that we hold back the water and it is released at a much slower rate before it enters a stream or sewer system. Along with holding back the water, everybody is concerned about environmental. Just like sanitary sewer, storm water we also have water quality standards. We have within our design standards, we have what the treatment rates are, what it has to be. There's procedures in place that we can check to make sure it is what before it leaves the site. Just like a sampling manhole, usually those devices and we are able to actually go to those, check 'em. Sometimes the city is forced to actually clean 'em for the sites that maybe don't maintain 'em themselves. At least it gives us the opportunity to clean it before any of those harmful materials leave the site. Sorry. I think that's it for municipal utilities, water, sanitary, storm. I have some questions regarding electric if that's okay. It's very general. I am not very, I am a civil engineer. I stay on the ground, things under it. I don't do aerial and electric. I just know not to put a knife in an outlet. You mentioned that Hoosier Energy partnership. City of Shelbyville has Duke Energy and we have RushShelby Energy which is mostly the rural community but in your presentation you mentioned Hoosier Energy. Can you explain to me and everybody here who Hoosier Energy is: Where they're at? Is it local, state, county? Like can you explain where they are in all of this and how that.....

Kenny: Well my reference to Hoosier Energy was just based on RushShelby being a part... (inaudible)....

Comstock: Okay so is Hoosier Energy is more like a state level?

Kenny: Correct.

Comstock: So when Hoosier Energy, it's my understanding that maybe are they the ones at the state level that provide the electric to the counties and cities via Duke Energy and RushShelby Energy?

Kenny: You know I can get back to you on that.

Comstock: Okay. Again, I know you guys are early. I'm gonna start with some of my questions. Going back to environmental and due diligence. Have you guys performed any kind of Phase I ESAs?

Kenny: No.

Comstock: Any kind of analysis on that of the soils or anything?

Kenny: No.

Comstock: On the, quite a few of the letters we had, we had noise concerns. That's one of them that everybody talks about. Everybody says get ready for the hum that we're gonna hear for eternity. Have there been any studies near this site or any of your other sites that what the increase in decibels may be for something like this?

Kenny: We haven't done any studies for this site as it relates to noise.

Comstock: Okay.

Kenny: All I can say is we will obviously you know comply with Shelbyville's noise ordinance.

Comstock: Yeah. And it's my understanding that just for some people's knowledge the way these noise studies can sometimes work is this site is pretty unique in that interstate 74's right there so there's gonna be what's called ambient noise. Interstate 74 might have a decibel level of I'm gonna make up a number, 75 and then what they'll do is they'll do a study to see what generates off of these data centers and say well okay the original was 75. You can expect maybe a 90. I again, I do not know decibels or acoustics.....

Kenny: It's certainly not that much because you're absolutely right and I I'm glad you brought that up because that's another real positive of this site is that it is right next to the interstate so there already is a lot of (?) noise there. And so really the only noise that comes off of these is just the fans from the chillers and so that's really it. But again, yeah we will absolutely comply with all ordinance requirements.

Comstock: So along with the fans and the chillers, I know one of the other big concerns is the noise the generators make. I understand that it's for emergency use. There will be testing. From the research I did, usually the testing is done I believe probably during the daytime when everybody's at work, school so that way it won't mess with anybody in the residential areas but I saw on your I think it was the aerial rendering that shows it like from a birdseye view that it looked like you guys had walls around it. Are those walls there to help contain some of that noise from getting out in the case that those were used?

Kenny: Yeah it's commonly (?) security (?) situations.

Comstock: Okay. How 'bout someone mentioned that the buildings are fairly short and you have the chiller units and everything like that. Is it typical of your guys' buildings, or a data center like this to have maybe a taller parapet to help stop some of that noise from going outwards? I don't know. Sorry....

Kenny: Yeah it's completely dependent on the customer requirements.

Comstock: Okay.

Kenny: And so since we're just not at that stage....

Comstock: Okay. Yeah. I just didn't know what the general practice was in the industry.

Kenny: Yeah.

Comstock: One big thing, along with the jobs that are created I think it was mentioned it was 450 jobs on campus.

Kenny: Yeah.

Comstock: Are there supplemental businesses that could maybe follow these? Like for instance these things have to use a lot of HVAC.

Kenny: Yeah absolutely and so that's why on that one side and I can't remember numbers, Adam. There's a direct employment number. It's the State of Indiana slide, Adam. There's that 5500 direct employment number and then there's that 24,000 I think it is ancillary employment. So absolutely. You know like Larry mentioned you know there's people coming in and out of this data center all the time maintaining it. You know so it's not just the people that work on the campus. It's you know local businesses also coming in and helping around the campus.

Comstock: Okay, thank you. Another thing that's unique about this site it actually doesn't really touch any city roads. We do have a little Greenleaf Way and those little stubs that we have but other than that, the main corridor is, sorry, try and wet my whistle, sorry, main corridor that this actually touches is St. Rd. 44. Is it typical for you guys that when a large campus like this are you guys gonna be working with the state to make sure all the entrances in that corridor has all the capacity needed not only for construction but in the end use? I know that there's not as much vehicles which I'll say from a city engineer's perspective that has to analyze the roads all the time, that is actually a good thing for me. I know that's kind of counterintuitive. I like to see the numbers low, a lower impact to city roads versus if it was like a warehouse with an Amazon comin' in. But have you guys engaged INDOT at all about maybe what possibly they will require for this corridor?

Kenny: It's too early for that. Absolutely you know once we get to that site planning phase in the process, we perform you know very detailed traffic studies and work very closely with departments of transportation.

Comstock: And I know Prologis, being that they've done quite a few developments, industry around the state of Indiana I know you guys are prepared for this but will you guys be making a lot of that up front what I'll say fixes or repairs or improvements to corridors that INDOT and all of that may require of you guys.

Kenny: Absolutely.

Comstock: Okay. Going back to the site layout, sorry I'm one big thing, can you go to the site layout, Adam? One big thing that I notice here is the use, I say use, the use of Lewis Creek as somewhat of a natural buffer. For everybody's understanding, Lewis Creek has quite a bit of flow like I said. There are flood plains associated with that. There's actually a floodway associated with that. Anything that is impacted for floodplains or floodways, especially floodways have major state requirements for permitting. What I like about that is it protects that area. It looks like you guys are looking to try to keep that buffer to the south. Is that the intent of what I'm seeing here on the layout?

Kenny: That's right.

(?): Inaudible interruption from the audience.

Comstock: Sorry, what's that?

No reply.

Comstock: Oh sorry. I thought I heard my name. And then also regarding the layout....

Inaudible interruption from the audience.

Comstock: When you guys come through with layouts, do you guys have, are you guys used to seeing requirements of much longer setbacks from not only roadways but unlike uses or zoning such as industrial and such? Do you guys usually see maybe more than that or more than the minimums with these?

Kenny: Yeah I mean it's completely dependent on the project. In this case, you have (?) for setback requirements so again you know I hate to repeat myself but as we get into the site planning process, we'll deal with that.

Comstock: Yeah. And I think one of the last things I have questions on is it appears to me from the buildings, are these concrete tilt-up panels?

Kenny: Yes.

Comstock: Are these more of like a shell building that then once the tenant is chosen, you just you basically leave it blank, gravel floor and then once a tenant comes in then you just do all the TI?

Kenny: It varies.

Comstock: Sorry, tenant improvements.

Kenny: Yeah it varies. It depends on what our customer wants whether that's us doing turn-key for them or whether it's you know us providing them the shell and them doing their own build-out.

Comstock: So given that it's that type of building, have you guys ever run into yet where you maybe take a data center out and then reuse that building for something else? And the reason I bring that up is this building construction is very typical to all of these industrial buildings that you see along the highways. It looks like the same exact building. Because I know some people are concerned that what happens if there is an AI bubble burst? Are we stuck with these buildings that can't be used? My guess is we can strip all that stuff out and then it just becomes a normal warehouse, possibly a manufacturing facility. But is there anything special about these buildings that don't allow anything like that?

Kenny: No. I mean we design with flexibility in mind....

Comstock: Okay.

Kenny: with an eye towards you know progress and you know re-use.

Comstock: Okay. I think I hit almost everything I could think of and what I have here in my notes.

Audience clapping and cheering.

Comstock: What I'll say is Adam, please correct me if I'm wrong but as we have public comment, if there are questions that maybe come up, I won't answer or we won't answer them directly if we can but what we'll make note of and will we have the ability to answer after?

Rude: Yeah and we'll go into this in just a little bit or here in a little bit as well but what will happen is the public comment will be made to the board. You know you all take notes and after the public comment has concluded, that is the board's opportunity to the petitioner will come back again and respond to some of those but that's an opportunity for the board again to ask some of those questions. So the petitioner, the members of the public won't get an answer immediately from you all or from the petitioner but after the entire public hearing portion is done,

then it's your opportunity to ask, repeat those questions you heard from the public to the petitioner.

Cassidy: Inaudible comment.

Comstock: Finally; sorry.

Cassidy: I have a few questions. One, why here? We're developing an industrial park on the northwest side of the city that's two minutes from the interstate so you're not much farther than what you are there where it's not gonna bother anybody or anything.. So why this piece of property and not Hession Boulevard or that's made for industrial use...(inaudible)...to our city?

Applause from the audience.

Kenny: Yes, I'll just reiterate. One, we like the fact that you know 30% of the site's already zoned IG and number two the power. We can get the power to this site.

Cassidy: Okay. And I did a little research on your company and some of your buildings have solar on top of it. Will you not use solar here? I mean that's out you know God's country. The sun's right (?). You can get all the sun you want.

Kenny: You know certainly once buildings are built is dependent on what the customer's building is and what's in our agreement with them. You're absolutely right, we do put solar panels on some of our buildings but it just varies by building and market.

Cassidy: Okay. And why Indiana? Is it because our governor's giving you tax breaks on it?

Loud applause and cheering from the audience.

Cassidy:(inaudible..)I mean you don't have to pay sales tax for 40 or 50 years or utility taxes for 40 or 50 years so is that one of the prime reasons Indiana and not New Mexico or Arizona where.....(inaudible).....or Kansas ? My son lives in Kansas. There's all kinds of (?).

Kenny: Yeah I mean.....

Cassidy: Just curious.

Kenny: We do projects all over the country so Indiana is a market that we really like and obviously in this instance there's a number of factors that contribute to our high interest in this and so you know we're in the business of developing real estate.

Cassidy: Okay. What happens.....

Audience Interruption.

Cassidy: You say this is a ten year buildout and we have people working on satellites that's gonna take all this stuff off the ground and put it in the air and there's a bust and we set with 13 empty buildings that we can't do a lot with....(inaudible)....ground it was or do you have a plan? What as a planning (?) we have to look to the future and if this blows up like everything else (?) blow up, are we stuck with these buildings out in the middle of nowhere?

Kenny: Yeah like I mean we design with flexibility in mind and it's really hard for us to predict the future. I wish we could but like I said, we design with flexibility so that you know as technology does change, you know the guts of the building, the computer equipment in the building, that can be taken out and whatever you know whatever current technology is prevalent you know those can go back in the building. And so but it's just really hard to sit here and say what 20 or 30 years looks like from now.

Cassidy: Okay that's all of my questions. Mr. Garrett, did you have a follow up question?

Garrett: Yeah one question. It relates to buildings. From the slide you showed, these buildings look pretty much cookie-cutter, the same 13 buildings, right? They won't be (?) pretty much universally the same building campus-wide right? Or will there be a lot of variation?

Kenny: Like I said this is an (?) to give us, it's a blocking diagram.....

Garrett: Okay.

Kenny:so and you know yes, it's very simple at this stage not doubt about it but when they're built, they're like Tyler said you know they look like the other industrial buildings in the area so they're square boxes.

Garrett: Okay. That's all I had.

Cassidy: Okay. Mr. Glasco, could we talk to you a minute? I know you're bored out there.

Glasco: Probably forgot I was here.

Cassidy: Why IG? Why not light industrial or business highway or....? Is it just because the other lot that the city has?

Glasco: Yes.

Cassidy: That's why you want to ask for that zoning?

Glasco: Yes so it's a similar zoning as the existing lot that would be a part of the perspective purchase.

Cassidy: Okay.

Tinsley-Price: Which touches what the city owns, correct?

Cassidy: Yes.

Glasco: Yeah which is adjacent. It's what it's adjacent to.

Tinsley-Price: So the zoning would be in....

Glasco: Yes.

Tinsley-Price: the same ...(inaudible)....of property that's already zoned?

Glasco: Correct, yes.

Cassidy: Okay, thank you.

Comstock: Can I ask a quick question?

Cassidy: Sure, go ahead.

Comstock: Adam, do you have readily available whatever the last comprehensive plan was for this area? Just for everybody's knowledge to see what was planned here and what year that was done?

Rude: Yeah so the most recent comprehensive plan and for those in the room, that's the core planning document for the entire city. It's every single decision that the plan commission and the board of zoning appeals makes they're required to consider that document and it's kind of a guiding document. It covers a lot of different principles but one of the, by state law, one of the required pieces of it is a future land use map. And we note it in our staff report but the future land use designation for this area is high tech/light industrial and commercial. And to your other question, that land was adopted in early 2019 so it went through the update process in 2018 and then adopted in early 19.

Cassidy: Thank you. Any other questions from the board?

Claxton: I just have one more question. You have facilities you have around the country. Have you had pretty good success? Has it been extended?

Kenny: Yes absolutely. There's extremely high demand from our customers for these facilities.

Claxton: Say it one more time. I couldn't hear you.

Kenny: So let me make sure I understand you. Can you rephrase, can you restate your question?

Claxton: I just, the other facilities you have around the country, have you met success, met with success on those?

Kenny: Absolutely. Our customers are very happy with what we've built for them.

Claxton: Thank you.

Audience talking among themselves.

Cassidy: Please, please. Mr. Garrett?

Garrett: Yeah my questions are I think more geared towards Eric. So going off the future land use, I know that the annexation (?) is zoned for general industrial. What, was there any thought to maybe, I don't know if you can answer this but the site that's already zoned general industrial, was there any thought to maybe changing that to light industrial?

Glasco: That's a RD, that's a redevelopment corporation question because they're the ones that own the ground that's currently zoned IG.

Garrett: Okay.

Glasco: You know as to this, I believe the main criteria as to why the IG was selected was to keep it in you know in the same as what the existing ground in the city that's adjacent to this.

Garrett: Okay. I didn't know if you'd had any conversation with RDC about that so just wondering.

Glasco: I have not. You know my clients you know are just seeking to get annexed in and that's that. If the RDC is interested in rezoning to light industrial, if the plan commission's interested you know doing a recommendation on light industrial, that's you know that's kind of out of purview of where we are right now. It's up to you guys. But for us, we were just trying to match the existing land use for that Shelbyville ground. Okay?

Garrett: Thank you.

Cassidy: Inaudible comment.

Tinsley-Price: I think Mike maybe you asked about the success question and I think you spoke to more about the tenant that you house in your facility. What about the success for the communities that your facilities are currently at? What do you see(inaudible)...

Loud clapping and cheering from the audience.

Kenny: Well like I said so far, I mentioned the northern Virginia conversion that we did. That has produced a lot of revenue for Loudin(?) county and they're very happy with that. Same...

Tinsley-Price: By a lot of revenue, about how much do you see there in Virginia?

Kenny: Well like I said you know on a ratio basis, it's roughly 15:1. I don't have that number for that particular project on hand.

Tinsley-Price: So the 15 to \$1?

Inaudible reply.

Tinsley-Price: Thank you.

Kinney: Yep.

Cassidy: Any other questions?

Means-Davis: I have an Eric question as well. If the plan commission and city council annex this property under IG and say this company who wants to buy it does not buy it, the landowners then, would they still be able to sharecrop or farm that area fi they.....

Glasco: Yeah. If you had zoned it, changed the zoning, annexed it in, it would be what's called a legally non-conforming use generally because so they're allowed to continue to operate under conditions that they were operating prior to the annexation and rezone. So yeah, they would still be able to operate in that capacity.

Cassidy: Thank you. All good?

No audible reply.

Cassidy: I'm gonna close comment to our board. Thank you, Eric and you folks from Prologistics. We're gonna take a five minute break. When we come back, we will start with public comment. When we come back, when I call it back in session, Mr. Evans will call the first five people to come up.

Five minute recess.

Cassidy: Please come in, sit down. We will now call to order the second part of our meeting. Mr. Secretary, will you go through the rules?

Rude: Yes. So Mr. Cassidy had talked through some of these rules at the beginning but just to remind everyone the way that this is the public portion of this is gonna function, we had everyone sign up in advance. If you'd like to speak and you have not signed up, someone from our staff is set up in the lobby with a laptop. You can go to her, get signed up and we will add you to the list but that's how you'll need to or that's the list we'll be pulling from. We will call in order about five or six names. When you hear your name if you'll just move to the front. This first row up here behind the podium is reserved, empty seats. So just take a seat and one at a time, get up there. Again, state your name clearly and your address and then individuals will have one minute to speak and then anyone representing an organized group, three members or more, they will have three minutes to speak. We will have a timer going and we will announce time. When your time is up, finish your thoughts and step away from the microphone. Another piece that Mr. Cassidy talked about earlier, just for the sake of everyone's time this evening and for the board so that they can you know property process all this and you know can have an effective meeting. If you've heard your comment already said, it's completely appropriate to get up there and just say you know I agree with Mr. so and so's comment on x. Repeating the same exact thing again and again, we'll ask you to move along just so that again as many people as possible have the opportunity to speak and we can get through this hearing in an effective manner. There were a few people when they signed up they said they might not speak. That's perfectly fine. When you hear your name called, we'll again we'll have you come to the front and sit there and kind of one at a time take your turn. If we did not hear you speak, we'll call your name again and if you don't come up twice we will just assume you do not want to speak and we will mark that down and just move along. So with that, I think, I've covered everything. Yes. Okay and like I said, we will announce the first five so I will hand hand the mke over to Mike and he will do it.

Mike Evans: Alright, thank you. Our first five speakers tonight are Connie Lindsay, Susan Taylor, Lori White, Diana Lemmons & Mr. Jeff Bate. So please make your way down to the front.

Applause from the audience.

(?): Does our time start after we give our name and address?

Rude: Yeah. Yes, after your name and address, I'll press start, yes.

(?): Okay, thank you.

Rude: Yep.

(?): How do you sign up?

Rude: If you'd like to sign up to speak, someone from our staff is out in the lobby so feel free to go speak with them. Thank you.

Several people speaking at once.

Rude: I apologize. Our staff member is actually right up here in the front. I'm sorry. She moved up here so if you'd like to speak, Lisa is right here in the front row in the corner and she'll get you signed up. Thank you.

Connie Lindsay: Adam, could you please pull up well my board like I had....(inaudible)...Thank you. My name's Connie Lindsay and my address is 2428 Trotter's Chase Shelbyville and thank you for giving us a chance to speak to you. My concern is if you look at the map, everyone, you're going to see the purple. That goes all the way past 325E which for reference is Shelbyville Community Church and the old Carter building. And all the way down to almost to 425E. That's a lot of ground, folks and I know that part of this rezoning is supposed to be about highest and best use. I ask that if it is annexed, please annex this as AG and then the future people or industries, businesses that want to approach this ground that they come to you for rezoning at that point with what they want to do. That's what I'm asking and I have, if you will take it, over 5,000 signatures....(inaudible)....

Loud clapping and cheering from audience.

Lindsay:signatures. Thank you. In 7 days opposing the annexation and rezoning. And I ask that you please listen to us.

Rude: That's time.

Lindsay: Even though I represent a group?

More clapping from audience members.

(?): She's a group.

(?): She gets 3.

Several people in the audience talking at once. No one is clearly audible.

Nolley: Connie, are you with a group?

Lindsay: Well I'm representing 5000 signatures.

Cassidy: Let us know that. When you signed up you just had your name, Connie so we had no idea.

More audience members speaking out.

Cassidy: You can come back up here.

(?): Go ahead, Connie.

Applause and cheering from the audience.

Lindsay: So again, I'm looking at St. Rd. 44 from I-74. Put this in perspective. That's one and a half miles from 74 going east. That means that everything from the right, from the south side of 44, you're asking us to look at buildings, industrial buildings? And you're telling us that that could potentially be the highest and best use for what is really good farm ground right now? Please, reconsider this. Consider what the neighbors. Consider the footprint of what we want Shelbyville to look like. This is not the highest and best use in our estimation and we have 5000 signatures to agree with me. So again, thank you and I just ask think about this and think about a moratorium. Give us all an opportunity to sit down and work together because I think we all wanna work together. We wanna do what's best for the city and for the people that live out there. Thank you very much.

Jeff Bate: Okay I don't know what you consider a group. I represent a group of people, homeowners, family members of at least 5 or 6 people who have signed a petition. Are you gonna give me a minute or 3?

Cassidy: 3.

Bate: Fine, thank you. First off let me say I've been living in this community since 1967. My name's Jeff Bate. I live at 1333 E. Meiks Road. I also own a business at 505 S. Harrison so I have in the city and in the county. I guess what I'm most proud of is that and a lot of you were there Monday night so you were there to see the hundreds of people who couldn't even get into the building, who all opposed it and as I said then, I'll say it again, zero people were for it. You'd think one person would get up in the community and I'll quote the mayor as he quoted on Fox 59. He said never in my time have I seen this many people show up to oppose something.

Loud clapping and cheering from the audience.

Bate: So I say then never in my time have I seen this many people show up to oppose something.

Loud clapping and cheering from the audience.

Bate: You say I we're gonna talk about what your job is okay. As Gary pointed out, you're all Shelby county, Shelbyville residents; great, fantastic. We're on the same team. And to allow somebody to come in here and I'm not picking on poor Prologis but maybe I am. That's part of my profession. You come here, yes give us some answers. Zero!

Loud clapping and cheering from the audience.

Bate: And I give it to you guys, you asked great questions so let's talk about the zoning here. So we talked about this farmland and you'll hear from people who have homes there. So it's Ag. It's residential. People building nice homes there and it's farm ground. I think it oughta stay that way. You already have where you wanted to put Krone. You already have the industrial there. The other thing you're supposed to look at you know and I think Ms. Tinsley, she said how does this affect property values; that's obvious. I mean who wants to live? It's the first time I've heard my son say thinking about moving out of the community. That hurts. That hurts. He's got a great job. He's here in the community and now I'm hearing people don't wanna be here if they come here. Other communities have said no. Let's do the same. The annexation, the but what you're talking about as far as the zoning, let's talk about where it's at. Of course they love it. It's right on the interstate. But this is and I believe on your planning we are to worry about hey, what's it look like when you come in to our community okay? Is that the highest and best use? Is that something that's gonna make us look like wow, they really know what they're doing? No, it's gonna do the opposite. I wouldn't wanna be a part of it. If this is about data centers and I'll say just keep that in mind. I would never allow someone this important and it's your it's our hometown. It's our hometown, folks and they come here. They can't answer questions. They can't answer. I'd love to have them up here and ask him other questions.

Rude: That's time.

Bate: You pointed out a study. There's also from Stanford, there's also the Brookings Institute and it's all(inaudible)....

Cassidy: Inaudible comment.

Loud clapping and cheering from audience.

Susan Taylor: Hi. My name is Susan Taylor. I live at 445S 230W. The proposal to annex and rezone this land is in direct conflict with the Shelby County Development Plan and the Shelbyville Comprehensive Plan. Page 56 of the Comprehensive Plan states that Shelby County, these are quotes. Shelby County is one of the most agricultural counties in the state due to our soil. Unfortunately, our qualities that make soil good for crops often make it good for buildings. It is important to weigh the impact of development on soils' best use for prime farmland. That is in your document. The economic development plan vision statement states quote the county is committed to preserving the natural beauty, agricultural roots and small town feel that define its identity. These are two of the articles in these documents that say that you will preserve our natural resources and our farming heritage. These are your documents. These are your processes and these are your promises.

Loud cheering and clapping from audience.

Evans: If you could wait just a second; I wanna call the next 5 to come down right before the last 2 of the speakers so if we could have Mr. Trevor Pike, Mr. Bob Steineker, Miles Llewellyn,

Jamie Houston(?) and Richard Kitson. Please make your way to the podium. Thank you. Go ahead and please continue.

Diana Lemmons: Thank you for your time. Thank you for your great questions. My name is Diana Lemmons. I live at 6284 E. Blue Ridge Road. My husband, Gary and I own farmland and we are adjacent farmland to the property in question. Underneath one of the lovely purple boxes illustrated earlier. We would like to express our opposition to the proposal annexation and rezoning this property will have direct impact on our farmland due to drainage issues (?) due to flat slab concrete construction. And the neighbors on the east side as well. The farmland there they're gonna have the same created issues as well. Today I searched Google Earth and I found there are 314 homes within one mile of the perimeter of the 429 acres not to mention Redbud Acres which is also in that mile from the perimeter of this property. Two churches, Community Church and Mount Pisgah Baptist Church and this is gonna completely change the landscape of the area here when you put this into industrial instead of agriculture. This is a quiet, peaceful, beautiful community. We love it and we want to keep it this way. And these are my friends. These are my family and my neighbors and it feels like we are facing Goliath but many of us can't pick up the stones because we can't vote for city officials because we're county.....

Loud clapping and cheering from audience.

Cassidy: Please hold your applause.

Lorene White: I am an attorney in Indiana and I represent a group of people as well. My office address is 2629 Lindbergh Road in Anderson, Indiana. Prior to this meeting, I provided each of you a hard copy of my 21 page remonstrance brief and attached exhibits. You can find it inside the black binder in front of you. The brief details the remonstrators that I represent today. These clients are directly affected by this land use decision and will have standing to take appropriate future legal action. Unfortunately with the 3 minutes I've been provided, I cannot give you a detailed presentation on my brief or exhibits as the petitioner was allowed. The brief provides details the brief provided details of violations to both Indiana Statute and the UDO which are occurring by having a meeting tonight. Specifically, the land to be rezoned is not currently part of the city and this commission lacks the authority to make a determination or recommendation regarding these parcels. Additionally, until Monday night's meeting, the petitioners provided no site plan as is required as part of their rezone application. Even now, that site plan lacks detail required. This failure forecloses remonstrators ability to review and respond to the proposed land use. It also forecloses this commission's ability to place appropriate conditions on the land. Kicking the can down the road on these items allows petitioners to argue in the future that they spent too much time and money to stop the project and have to move forward. Additionally within those 21 pages you will find documented evidence showing how this rezone does not comply with the Comprehensive Plan. How it does not fit the current conditions and character of this land, how it is not the most desirable use for this land. That it will injure property values and that this rezone is not an example of responsible growth and development. Prologis has been shopping this data center around Indiana counties.

In April of 2025, Kosiosko(?) county denied data center development by Prologis citing incapability with their comprehensive plan, a loss of value of farmland, spot zoning concerns and infrastructure and resource impacts. Based on the information provided to you today, my clients request that you table this rezone until such time that this board has authority to act or in the alternative that you send the rezoning request back to common council with an unfavorable recommendation. With my remaining time, I would like to ask anyone here today that is in opposition to this rezone to stand.

Almost everyone in the audience stands amidst clapping and cheering.

Cassidy: Next?

Trevor Pike: Good evening. My name is Dr. Trevor Pike and I represent myself and my parents, both Scott and Patricia Pike located at 2879 S. Thompson Road. My mother also signed up to speak but is relinquishing her time so that I may have the allocated three minutes in order to speak. To this point, I had provided a letter to the commission earlier this morning highlighting a few of my concerns, two of which I believe have not been adequately addressed at this juncture. The first of which is primarily economic. It's no secret that data centers require an immense amount of electricity as by their very nature they are designed to run 24/7 without interruption. Per a June, 2025 report by Open Energy Outlet(?) in collaboration with Carnegie Melon(?) University electricity bills are on track to rise an average of 8% nationwide by 2030. In reviewing data from PGM(?) Interconnection in all(?) states, a network with a high concentration of data centers including Virginia which was mentioned early, residential electricity rates have increased between 23 and 40% over the past five years with data center growth identified as a primary driver. Even if the company associated with this proposed project plans on entirely financing the infrastructure upgrades necessary to support the energy demand of this data centers, the actual electrical rates themselves are still governed by the principles of supply and demand. As a result, consumers in the area can expect their monthly utility bills to increase in an environment where the cost of living is already in crisis, this is a thoroughly unappetizing proposition. In addition, as a consequence of the 24/7 operation requirement of these data centers, they are frequently required to implement back up (?) generators for times when the grid is not able to sufficiently supply its electrical demand. This leads into my next concern, one of particular import as (?). Data centers contribute to harmful air pollutants both indirectly through their increased demand on fossil fuel power plants and through their own back up generators. I find the description of these buildings of a computer in a box to be gross oversimplification of their reliance on infrastructure outside the building itself. In a study by (?) out of the University of California on the public health impacts of data centers, the (?) emission sources identified the group in three categories, emissions from the maintenance of the generators themselves, emissions from combustion from these fossil fuel power plants in order to power them as well as the manufacturing of the server hardware. While I believe the third point is out of the scope, I will focus on some potential impacts of the 2028 projection for the former two. Where it was determined that by 2028, we could attribute approximately 600,000 asthma symptom cases and 1300 premature deaths in the US each year. The overall public health cost which could reach greater than 20 billion and the total national emissions of data

centers rivaling that of all combined road emissions of the largest US states such as California. The particulates released by these diesel generators in addition to the known air pollution from fossil fuel power plants, have been associated with increased rates of heart attacks, asthma, strokes, lung cancer, cognitive decline and overall premature mortality. The nitric oxide produced by these back up diesel generators which are required to run for maintenance as well as when they are required for actual electrical production, produce 200 and 600 times more nitric oxide particles than associated natural gas power plants.

Evans: That's time.

Pike: I do not believe that the public health risks of such a facility outweigh the meager benefits in transient employment offered by it.

Loud applause and cheering from audience.

Jamie(?) Houston: Good evening. Hi, my name is Jamie Houston and I'm here to speak for Cindy Worth's(?) campaign. It's a volunteer grass roots campaign for Indiana's 6th congressional district which includes all of Shelby County. She'd like for her statements to be included in the public record. Data centers use non-disclosure agreements to stealthily invade and take advantage of communities through massive tax breaks and financial incentives for decision makers while providing fewer than 100 jobs. They promise to have positive ecological footprints but rarely fulfill that promise. Data centers strain electrical grids. They cause rolling brown outs, disrupt resident's lives and their emissions pollute our air and water. Indiana's HB1405 gives out 50 year tax breaks for these secretly planned facilities which will become our problem for future decades to come. I urge you to stand up and protect Shelbyville since our health, our homes and our voices matter more than big tech profits.

Loud clapping and cheering from audience.

Richard Kitson: Hello. My name is Richard Allen Kitson. I live at 103 Luna Place in Shelbyville and I'm here representing myself, my wife and several residents in the subdivision, Isabelle Farms. I thank you for allowing me to speak. I am opposed to the petition for annexation and zoning. We as residents of Shelbyville appeal to you to abide by your own statement (?) to preserve and promote best land usage. With all due respect, please let's all be real about this. This is about a data center on this land. Even the suggestion or the non-acknowledgement (?) at the beginning by the company to me is a slap in the face.

(?): Yes, yes.

Kitson: Prologis....(inaudible)...

Audience clapping.

Kitson:that truly have been asked before and other situations. I am believing that they are not being forthright on several questions, not answering with transparency as evidenced tonight. Data centers are notorious for over promising and under delivering. And most certainly they want this area because the State of Indiana in 2019 passed the 50 year tax abatement and also there is sales tax issues where they can forego some of that. Let's be honest again about that. I moved here from Kosiosko county. As mentioned earlier, that county government entities they did not permit this company to build a data center because of non-compliance with the land usage and because of what's happening here tonight, the huge turnout of residents saying this will not stand. There's so much information and questions that need to be answered before an educated decision can be made. They've acknowledged the company that they have more due diligence to do and with all due respect, I believe this commission has more due diligence to do before a logical and thorough answer can be provided. Several counties in Indiana have placed moratoriums on data centers and it would serve Shelbyville well to follow suit 'til a thorough and complete analysis has been completed for the proposed project. Why should we move forward when there seems to be so many questions to answer and in two hours, three hours there's no way all those can be answered. Data centers are a net taker from a community and not a giver. The question we have is who will represent us on this decision, the residents of this community? Will you represent us in your decision or will you represent the special interests that have huge interest in the data center, possibly Google, possibly Amazon. They don't live here. They take and they don't give. All they want is our land. And one other comment I'll make is the typical person that's gonna be employed out there, almost 48% of 'em have a bachelor's degree. The rest has to have Microsoft Plus training or some other network training which means that most people in Shelbyville will not work there. The average person that works there will probably be an Indy resident who will drive here or Cincy resident who will drive here because they want venues, they want sports and not yet anyway, Shelbyville does not have that to offer and these young kids will not work here. Please, please, please consider what you're hearing tonight. Please take into account the residents. Please decide for yourselves based on facts, based on transparency what is best for this community. I ask you to do this in all due respect. Thank you.

Audience cheering and clapping.

Bob Steineker: Good evening. I'm Bob Steineker, live at 2219 Scarlett Court. I urge you to approve the proposed annexation plan to general industrial. This is a critical opportunity to attract new business, create high quality jobs and strengthen our local economy. Industrial development provides long term tax revenue that supports schools, roads and public safety. Location is ideal for the industry and denying this request now will close the door on future growth because if you say no today how can we ever go back and revisit it? This is a decision about progress and securing our community's future. Please vote in the affirmative of this rezoning appeal.

Loud booing from the audience.

Miles Llewellyn: Good evening everyone. My name is Miles Llewellyn 5785S 675W Edinburgh, Indiana. That is in fact a Shelby County address.

(?): What was your name again?

Llewellyn: Miles Llewellyn. I've spent my entire professional life in the commercial mechanical trades, specifically commercial HVAC, refrigeration and large closed loop cooling systems we've talked about this evening so I feel like I'm competent and qualified to speak on this. Like Mr. Schuler explained, he works in this similar environments. What they're proposing to bring to this area is not a toxic, dangerous threat compared to what could come here. We have facilities such as Knauf Insulation, POET Biorefinery that is using much more water and putting, I've worked these facilities, a bunch of harmful things back in our sewer. So the fact that something that's coming that's gonna be discharging clean water is assuring so that kind of includes what Mr. Comstock said with that. The sound deadening can be done as well so there is ways to build noise deadening walls around the HVAC equipment.

Rude: That's time.

Llewellyn: I represent up to 8000 people in the state of Indiana.

Loud interruption from audience.

Llewellyn: Okay, so I approve of rezoning.

More shouting from the audience.

Cassidy: Please hold your comments. Mr. Evans, the next five?

Evans: Yes, I apologize. I thought I had called. A Hope Fenton so if Hope Fenton will make her way down along with Vanessa Armstrong, Callie Carrico, Ethan Runnebohm and Lisa Jones. Please come forward.

Hope Fenton: Hi, my name is Hope Fenton. I live at 1804 Meridian Street here in Shelbyville. For the last decade and more I've heard the city of Shelbyville ask how do we get more people here? How do we get more young people here? How do we get more families to live in Shelbyville? And what did Shelbyville do? We built more schools, a new hospital, bike trails, a new downtown, more art, a new non-profit center, more housing just to name a few. All of this to improve the quality of life here and real progress was made. The city of Shelbyville does not want a data center.

Clapping and cheering from audience.

Fenton: I repeat, the city of Shelbyville does not want a data center! Data centers will most definitely deter people from wanting to move here, live here, stay here, start business here....

Evans: That's time.

Fenton:and raise families here. If a data center is erected in Shelbyville, let it forever be a symbol of a city government who bent its knee to big tech over the people it represents.

Evans: Thank you, Hope. That's time.

Cheering and clapping from audience.

Vanessa Armstrong: Hi, my name's Vanessa Armstrong and I live at 1397S 600E. My mother was Karen Meltzer. My grandfather was Phillip Meltzer. My great grandfather, Brady Meltzer and in fact, I am the sixth generation of Meltzers to look over Meltzer Woods which is 3.5 miles away from your proposed rezoning. And though he said it will be low impact, the key word there is impact. I don't know if you know a lot about Meltzer Woods but it is extremely, extremely rare. Before the European settlers moved in, before it was the State of Indiana, 91% of it was covered in trees. By the time people started moving into this state, 4% of the trees were left. Of that 4%, only 1 of 10 places can you go, only 10 places can you go in the state of Indiana to see prehistoric Indiana and one of those places is Meltzer Woods. It's so rare that the Central Indiana Land Trust recently planted 20,000 new trees around it to protect the soil, to protect the remaining trees. It's been a part of the classified forest program since the 1920s. It's ...

Evans: That's time.

Armstrong:been a nationally recognized national landmark from the 1970s. Please protect it.

Audience cheering and clapping.

Callie Carrico(?): Hi, my name is Callie Carrico. My husband and I live at 8842W 100N and we are expressing our opposition of the industrial rezoning. We actually just moved here in May to the area and little did we know seven months later we would be hearing about potential industrialization that will significantly increase our energy bill through RushShelby Energy. The sprawling farmland is one of the reasons that we chose to move to the area. It supports local families and close friends of ours, strengthens the agricultural economy and preserves the rural character of the community. The best interest of the inhabitants should be at the forefront of these decisions and protecting one of our non-renewable resources should remain a top priority especially in this day and age where waste and overconsumption are the norm. And a time where we are expected to lie down without opposition and accept that quote we are not going to be able to stop it unquote as stated by board member Adams this week. We've seen communities that have banded together and made changes against the status quo and we respectfully urge you to consider the voice of the majority here....

Evans: That's time.

Carrico:to maintain the integrity of the land so that we can be good stewards of it for ourselves and future generations. Thank you.

Audience cheering and clapping.

Jan Jones: Good evening. My name is Jan Jones. I'm up here with my sister was supposed to go but I chose to do her bidding for our family. 1356 Bontrager Lane. I live approximately a half mile from the proposed data center site. My home's not isolated. It's in it is located within the center of a large residential area surrounded by four newly established neighborhoods meaning this project would impact many households, not just one. As stated this evening, the proposal is now described as a hyperscale data center campus ranging from approximately 400 to 600 acres. At that scale, this raises serious concerns regarding land use compatibility, infrastructure capacity, water demand and long term quality of life in a residential setting. It's been suggested that noise impacts will be minimal and that they can be controlled because the site is near a highway. I would note.....

Evans: It's time.

Jones:that I do not hear highway noise from my house and highway noise is intermittent and directional. I appreciate the panel questions earlier.

Evans: That's time.

Jones: I know. Oh, the comprehensive plan. I don't think it's aligned with the comprehensive plan. Thank you.

Ethan Runnebohm: My name is Ethan Runnebohm. I am here representing my family, my extended family through my wife and a few friends that are here today with me so I would ask for the three minutes if that is allowable. Me and my wife recently purchased a home together in Meadow View. That address is 1455 Green View Court Shelbyville, Indiana. Before we heard about this proposal, I couldn't have been more excited to move back to town. I, me and my wife, we both grew up here. We graduated from Shelbyville High School in 2013 and we have a lot of family who live here. This community matters to us. As the secretary outlined, one of the primary criteria for the commission to consider tonight is whether the proposal for rezoning aligns with the county's long-term vision for land use laid out by the city's comprehensive plan. When I was reviewing the online footage from Monday's hearing, I was surprised by how little discussion there was surrounding whether or not this proposal aligns with those comprehensive plans. I was glad to hear some fellows speak up about that earlier tonight. One of the primary objectives that the commission laid out in 2019 when drafting the comprehensive plan was to set clear growth boundaries in order to help the citizens in the city and county prepare for future development. What I'm about to read can be found on page 90 out of the comprehensive plan for anyone who might want to reference this later. So it reads that establishing a growth boundary can help identify areas that have development potential. While development may not occur for the next 20 years, it locates the limitations of where annexations may occur. This can

ease the surprise for adjacent property owners when annexation does occur. Knowing land is within the growth boundary and annexation, development may occur within this area. It is important that Shelbyville is transparent with county landowners on the fringes of the city. I would ask the commission if they could, I did provide materials to the secretary. I hope you have those in front of you to look at what is on pages 91-93 of the city's plan commission document. The first map, page 91 shows the proposed boundary exclusions put together by the plan commission. The second map, page 93 shows the existing future land use map of the city of Shelbyville as it was in 2019 before the expansions were adopted. If you compare the two maps, it's obvious that the area that the petitioners are now seeking to have annexed by the city was not contemplated as a proposed area of growth. Given this, I think it would be unreasonable for any person to conclude that the petition in front of the planning commission aligns with the goals that this commission set for itself back in 2019. Here, the proposal in front of us today seeks to annex approximately 430 acres of land that is currently zoned as agricultural, A1 and A2 and single family residential, R1 and rezone it as industrial. The rezoning flies in the face of goals laid out by the county in their comprehensive plan as it aims to tear down existing agricultural operations not support them. Not only does this proposal not align with the vision that the county laid out in its comprehensive plan, it also specifically conflicts with the city's plan as the annexation are outside the proposed boundaries that is set forth in that plan in 2019. Tonight I would ask that the plan commission vote to deny the proposed petition because approving it would undermine the careful planning consideration put forth when they put that plan together in 2019 and it would only serve to erode the faith that the citizens have in this plan commission moving forward if we cannot rely on the plans that the commission has....

Evans: Time.

Runnebohm:put together. Thank you.

Audience clapping and cheering.

Evans: Okay the next to speak would be Blake Newkirk, Jeremy Harris, David Frightner, Elizabeth Laney and Steve Collings.

Cassidy: Blake not here?

Evans: Somebody's gotta go first.

Elizabeth Laney: I'll go. I am Elizabeth Laney and I live in Shelby County at 10352N 400W Fountaintown, IN 46130. And I represent 4 of my neighbors. My neighbor has lived in the county for 40 years plus and I am the one that could come here tonight to speak for my family, my husband who's in bed and my son as well. And we are here, we strongly oppose the annexation of this land. As we know, it's geared towards data centers who they sat up here and spoke for a very long time and told us untruths, half truths and some lies. We know data centers provide unclean water. The blowouts that they project even in closed loop is full of

toxins. We know that they increase our electrical use and that our rates will go up. We know that they do not bring progress to the area. We know homes around the data center end up equaling zero amount of money when people try to sell them because no one wants to buy them. We know wells dry up. We know there are rolling blackouts and rolling brownouts that will happen. We know all this. All you have to do is google it on AI and it tells you this information. And I think that me, not working for Prologic which is a real estate broker for Open AI, for Meta, for Google, for Amazon. We know that's who they represent. We know they have this information and they are not being forthright in coming forward with this information for us when I know more than they do and I don't work for 'em.

Loud cheering and clapping from audience members.

Laney: You represent us. We are your constituents. We are an overwhelming majority. Stand up!

Audience stands, cheers and claps.

Laney: Shelbyville has 20,000 people. We have 5000 people on a petition that represents for each person, 10 other people that couldn't be here that are home with children, that are in bed because they have to work at 3:30 a.m. like my husband. We are here. I don't wanna be here. I wanna be at home in bed. I don't wanna be fighting for my land. I worked my whole life for my land and my house and I do not want it to be disenfranchised by a company that is a \$120 billion dollar with shares \$126 dollars and something a share and they can't give us any information and they are in 20 countries. They have over what 32 locations of data centers but you can't tell us anything about this one. That's ridiculous!

Loud clapping and cheering from audience.

Laney: Vote your heart and vote what the people here have elected you to represent us. Represent us and not big tech!

Evans: That's time.

Laney: Thank you.

Jeremy Harris: Hello, my name's Jeremy Harris and I live at 315S 325E. I moved here four years ago to get away from Indianapolis and this type of situation so I'll say it again. I bought my property that is down at the bottom of that map and my property, my house sits about 60' from that yellow line down 325. And I bought my place based on a promise, documents that was signed in a closing office that said changes would never be made in the life of the person who I signed those documents with. So I say no. There's not enough evidence. There's not enough proof. There's not enough questions being answered to say yes. Other counties have said no. Why do we have to be the county that says yes? We should say no. Send 'em on to the next county so they can do the same thing that we're doing here this evening and Monday

and maybe the future. I'm not real sure but I say no for myself and my small business and my neighbors, the folks that I have learned about, built relationships. I enjoy driving back to Indianapolis to run my small business because folks in this town, they really like who they like here and I'm new, only four years. So I will continue to drive from Shelbyville to Indianapolis to do my business. Thank you.

Audience applauds.

Blake Newkirk: Hi, my name is Blake Newkirk. I live at 3319S Shelby 750W Franklin but it is a Shelby County address. I want to ask you guys to please either recommend denial of this petition or send a recommendation forward that it remains zoned agricultural. The way that this petition has been submitted takes away the ability to actually discuss what it is going to be. They got to get up and say data center, data center, data center. Here's the benefits of a data center. We all have to get up and talk about the zoning. If it was to come back, if you were to go ahead and recommend zoning of agricultural and they have to come back for a zoning, a rezoning petition, then you guys get all of the materials available in that packet that tell you what this actually is, all of the details about it and we all get to talk about data centers. So that is my request. Thank you so much.

David Frightner(?): My name is David Frightner. I live at 353S 325E....(inaudible)...My property, I bought that home to keep it in the family off my mother. And given the lack of transparency from the beginning of this, only get notified Friday about what's really happening. I would say there's something not quite right going on. We've been lied to. We've been fuckin' railroaded. Excuse my language.

(?): Inaudible comment.

Frightner: I said excuse my language. It's about time people grow some guts on these councils and especially the mayor.

Loud clapping and cheering by audience members.

Frightner: Stand up for these people and the residents of the county and the city. I don't care if you make a dollar or 25 being here. It doesn't matter.

Evans: That's time.

Frightner: Thank you.

Evans: Before the next speaker, I'd like to call the next group down. We have Jason Coffey, Beth Coffey, Angie Hendrickson and Kristin Kuhn. Please make your way down to the podium.

Steve Collins: My name is Steve Collins 3359 E. German Road. Hello Mike. Hello Betsy. Hi Doug. Hello commission. Six years ago when I moved my house up the county I had no clue

I'd be here fighting for my home and quality of life. Mine and my neighbor's attorney sent you all the 21 page remonstrance brief earlier today. I would strongly urge you all to read that very carefully. The Prologis guys had a presentation earlier. I don't know how much you gained from all that. I gather that they have pretty buildings and landscaping. It seemed like they had answers when it's convenient and when they didn't, they didn't know if it would even be a data center. So Doug, you mentioned, anyways just think about if you would like to have a data center in your back yard, on your drive home.

Loud cheering and clapping from audience.

Jason Coffey: Good evening, commissioners. I'm Jason Coffey. I reside at 3423 E. German Road. As Steve said you received a packet from our attorney and just like Steve said, I advise you guys to read that very closely. I had an agenda written out but I changed it. Just moments after this meeting started tonight, I noticed something. For a group that is not sure they are building a data center, they sure have a lot of fancy slides about it. You know we were at the meeting Monday and of course the common council was the same way. They're like you know there's no proof that a data center's going in here. There's and, same slide was presented. So I don't call that transparency....(inaudible)...all. And Tyler, I got one thing for you. They're promising 6000 construction jobs. You know who I am. I've been in the industry for over 30 years. That project will not bring 6000 construction workers

Evans: That's time.

Applause from audience.

Beth Coffey: Hi, my name is Beth Coffey. I live at 3423 E. German Road. You can see our beautiful green grass at the top of that property. We were here two years ago fighting against annexation for the secret hemp farm that never happened. Obviously we're in opposition to this rezoning. It's not the most desirable use of the land. The boundaries requested for this annexation and rezoning do not make sense. It's not a uniform rectangle, square plot of land. It's got very jagged boundaries and butts up against many residential properties and agricultural land. It doesn't make sense at all. The developer is simply looking for a willing seller in a community that puts up the least resistance. That's it. This does not reflect responsible strategic growth for our community and for this area in particular. As was indicated in the city council meeting, the community was told that this is part of our comprehensive plan. If data centers are truly part of our comprehensive plan, have our elected officials invested the time and resources into investigating the time and resources in investigating the viability and impact of a data center in our community. Have they engaged with independent consultants that have no bias in their research?

Evans: It's time.

B. Coffey: This should be independent research and not research provided by a billion dollar corporation that is trying to cut a deal. And I do have one question based on their presentation

that none of you asked. One of the quotes that they said is the biggest threat to this project is humans. They said humans and they show big, huge fences surrounding this property. What does that mean? Why didn't any of you ask what that meant? I think.....

Clapping from audience.

Angie Hendrickson: Hello. My name is Angie Hendrickson My husband and I reside at 4434N PR 150E in Shelbyville. I'm here on behalf of my mom and my godmother who live in the Blue Acres addition located adjacent to the proposed annexation and rezoning property on Blue Ridge Road which you can see on the map. It is 100' from the southeast part of that, of the map. They built their homes over 50 years ago and still live there. They chose to build where they did because of the peace and quiet and the location out in the country and the looks of the farm (?). I'm gonna ask you like the gentleman said before, if you wouldn't put it in your back yard, why put it in theirs? Thank you.

Kristen Kuhn: Good evening. My name is Kristen Kuhn. I live at 54(?)2 E 100N in Shelbyville. I represent myself, my husband, my family and everybody here in opposition of the rezoning annexation. I would like three minutes, please. My husband and I wrote a letter and I emailed it to Mr. Rude this morning. I would like to formally read that to everyone here tonight. We are writing as lifelong residents and property owners whose home lies less than a mile from the proposed annexation and rezoning of approximately 429 acres of farmland. We wish to formally and unequivocally express our strong opposition to this proposal. This decision would directly affect our community, our way of life and the rural character that defines this area and we cannot support a plan that threatens the very qualities that make our home what it is. We write this letter on behalf of our ancestors. Our family settled on the land more than 170 years ago and for every generation since, this soil has held our blood, sweat and tears. This place is more than property. It is our history, our identity and our legacy. We carry immense pride in being able to say that a portion of this land has remained in our family for over 170 years and we have no intention of letting that legacy fade. How many people today can say the same? To us, this is not just land. It's a treasure, one that cannot be replaced. We write this letter to represent our two sons. Our goal in raising them is to create strong, hardworking adults who respect and understand the importance of farming, the outdoors, nature and helping their neighbor. Ever since he could walk and talk, our youngest son has said he wants to be a farmer. Fast forward 13 years and his answer remains the same. I want to be a farmer. Thanks to the proposed annexation and rezoning, there is potential for 429 less acres of land in our area to farm. His dream of becoming a farmer is quickly becoming out of reach. We write this letter to represent the children of Shelby County and Shelbyville. What we wish for our children is to live in a community where they can go outside, play in the dirt, explore, breathe fresh air and be able to look across our sprawling fields and learn to appreciate how lucky they are to live where they do. What we do not wish for them is to spend their days indoors glued to a phone or computer, afraid of dirt, breathing polluted air and missing the world around them. We don't want a generation that looks west at sunset and sees not the colors that God painted across the sky but the silhouette of a data center blocking the horizon. We feel allowing a data center in our community only encourages what we do not want. We understand that the city of Shelbyville

wants to grow. Every community does. But growth should not come at the cost of the very people who already call this county home. Is selling out your own residents really the direction we want to take. Instead of trying to compete with surrounding counties by copying their industrial sprawl, why not embrace what makes Shelbyville and Shelby County truly special? We are a beautiful, rural community not a landscape meant to be dotted with data centers and industrial parks on every corner. If the city's vision for the future.....

Evans: That's your time.

Kuhn:cannot fit within its current city limits, then maybe it's the vision that needs to change not the boundaries of our community. Please vote against this proposal. Thank you.

Applause from audience.

Evans: Alright our next speakers will be John Burgess, Elizabeth Carney, Bill Collins, Whitney and I apologize Whitney (?) and John Jones. Please step forward to the podium.

Elizabeth Carney: Good evening. My husband's at home with our children who are hopefully sleeping. I would request two minutes to represent he and myself. My name's Elizabeth Carney. I live at 103 N. West Street Shelbyville. Our family moved to Shelbyville last year to raise our children in this community. We love the small town experience, the community-focused revitalization and for its future. We have many concerns about zoning of industrial. One of the things that I want to talk about does not have anything to do with the data center but the zoning. Industrial zone areas attract human sex trafficking and it happens in this county. They tend to have transient workforce making it easy for trafficking to go undetected. Infrastructure use with industrial activities, transport routes and temporary housing for victims making areas for physical isolation. Having less public presence, traffickers use this isolation to hide victims and easily transport. Traffickers exploit their operations through the services that data centers provide. If my husband were here, he might want to mention the national security risk that having a massive data center and a military base in the same community. Please, please use caution as you make this decision. And I agree with everybody but two people before me.

Applause and cheering from audience.

John Burgess: John Burgess. Live at 848N 325E representing everybody in our area right there. I would ask to please have a couple minutes. I wanna refer to something that is on the planning commission's website. It's how can we keep a plan from sitting, being sitting on a shelf and not being used? Your number two right there says the plan should have public support. I don't see public support here. I haven't seen it all. Monday night there was zero people. Tonight, you had a couple people from the union that work that supported. That was it, okay. So thinking about the plan and purpose, petitioner keeps saying we don't have a that it's not a data center but I noticed mr. Glasco was really quick to jump every time that the data center got in a little bit of a bind. So somebody is trying to blow smoke up somebody's hind end. I'm telling you that.

Laughter from audience.

Burgess: But why rezone it? If we don't know for sure what it's gonna be, then why do we need to rezone it to that right now?

(?): Here, here!

Burgess: If they wanna be annexed, okay then let's let them fight that battle once it's done. But right now they have 140 acres to start on. Mr. Glasco's own words were that's already there. So let's make them and they said that they could start on it if that's what they wanted to do. But they didn't want to. They want to be able to grab all that land together and then who knows what we're actually gonna end up with because we don't have answers. We didn't have answers Monday night. We don't have answers tonight. They let's see you know they talked about a lot of jobs. As Mr. Coffey spoke, that's exactly right. 6700 jobs. It might be 6700 jobs when it's the first 1000 guys that create the first building and the same thousand guys do the next building and same guys do the next building. That's how a buildout goes. I've been around it forever. Seen it. As far as the power goes there Doug, I'll give you credit that you brought something to light there that I've preached about for a long time around here is that we've got Tom Hession drive out there that's already set up for this, the type of use that they've got and there's a transmission line out there that they could actually get power from. So they really don't need the transmission lines that's over there. I'm very familiar with that industry as well. So that's what I, my suggestion is that it's either tabled or no. Make 'em work more for it than what they want because we don't really just we don't know what they're doing. They say remember, it's not a data center so why do we keep putin' all these pictures up? I find it amazing that we have brought Prologis in and they had how long to speak? 20, 30 minutes awhile ago but yet they don't know that they're coming here? We get a minute or two. Why is that?

Evans: That's your three minutes.

Burgess: Thank you.

Cheering from audience.

Whitney Carson-Mahin: Hello. My name is Whitney Carson-Mahin, 4487E 250S. First I wanna say the rush on this is really raising red flags. Most of the people in here who are against this have only known about this up to 7 days, is questionable because if this was on the up and up, why would we not give our citizens plenty of time to analyze the situation. Come up with a better solution, offer you guys perhaps since there seems to be none offered from you guys up there. Also Ms. Soviar, I believe you were leading to a point I wanted to make. It would be irresponsible to proceed with something like this (?) rush without putting restrictions and limitations on it. With such limited information, how can we do that? We don't know what to restrict or limit with everything just hypothetical and up in the air, maybe a data center, maybe not. Also I would also suggest that especially you Miss Betsy, you've had two chances to vote

on this now or you would've had two. I would've thought that your questions would've been a little bit deeper and more complex at this point in the game.

Evans: That's time.

Carson-Mahin: So that's disappointing.

Bill Collins: I may need just a little bit more than the 60 seconds. My name is Bill Collins and I reside at 4075 E. St. Rd. 44 here in Shelbyville. On Prologis' site map, my house is about 100' from the last substation so I've got a lot to lose in this whole thing. I've talked to many of you and I don't know if I was falling on deaf ears or not. But I recognize that rezoning is a legislative decision afforded some discretion. However if the proper procedures are not followed, a court will set aside a rezoning decision which should be the case here. As noted in my lawyer's written remonstrance that you all should've received, Section 9.10E of the Shelbyville Zoning Ordinance mandates that all applications for rezoning include required supporting information which shall include a site plan drawn to scale showing at a minimum all existing and proposed structures, setbacks, easements, right of ways and any other feature relevant to the application. Because the applications are incomplete, they should never have been accepted or scheduled for a hearing and they must be denied.

Evans: That's time.

Collins: The details were required and were not provided and those details and their impact must be evaluated in connection with any requested rezoning. Rezoning is not intended to occur first with the impact study later. Guys, gotta get the horse in front of the carriage here. I would ask and that you recommend the denial and the rezoning to general industrial of the subject land which unfortunately is right next door to my house. Thank you.

Audience clapping.

Evans: Before Mr. Jones steps up to speak, can we please have next on the list Holly Forville, Patty Pike, Chris Dennis, Karen Jackson and Mitch Mitchell.

(?): Inaudible comment.

Evans: Karen Jackson. And there should've been a John Jones in the wings. He was the last of the last five. Go ahead Holly. He must have stepped out.

Holly Forville: Hi. My name is Holly Forville. I represent, I'm a small business owner here in town. I represent all of my employees so I'm going to request more than the 60 seconds. First of all, I'd like to say thank you very much. You all appear to be listening to us, maybe not all of you. Some of you appear to be listening to us. Some of you appear to be smirking and laughing at some of us so I'm going to request that you don't do that. Doug said something earlier that said look to the future. I agree with that. I did some research today. On an average,

a person to sustain life requires 1.5 to 2.7 acres of farmland annually to sustain life. Currently in the United States, we have roughly 337 million acres of farmland. However the USDO reports that this nation is losing about 700,000 acres of farmland each year due to urban sprawl and development. Meanwhile, the [census.gov](https://www.census.gov) estimates that current population is slightly above 342 million. If things like this are occurred, are allowed to continue happening, where is that going to leave us? We cannot do this. To sustain our population, we need all of that cropland. You constituents do not want this. I mean it's clear that we don't want this. I ask that you return a no back to the common council. And then lastly, my business is research. I've done research since 1996 and I took some time, about 4 hours today to do some research on this company and what I found out is first of all, they're a publicly traded company which means that they're supposed to be transparent. I started trying to find a phone number to reach them since we are not allowed to ask them questions. I had some questions for them. They don't have a working phone number. You cannot reach a person. They do however, have an AI function on their website and you can go to that but it will not answer your questions. It will just simply say hey, ask me something about real estate and I can answer it. There is no way to reach a human being at Prologis. So I decided to look up all of their board of directors and their upper management and I sent an email to every single member of their management team. I got an email back and it said basically we don't talk to the community essentially is what it said. So I walked up to the gentleman today to find out the question that I wanted to know was in coming to this community to propose things like this, are you spending your dollars here? Are you staying here because these people don't live here, most of them. They are not. They stayed in Indianapolis. Someone said it was because of the airport and that makes perfect sense. But wouldn't you think if you're trying to entice a community to allow your business to come there that you would actually wanna stay in that community?

Evans: Holly, that....

Forville: I would. Thank, Mike

Clapping from audience.

Karen Jackson: Hi, I'm Karen Jackson, 287 W. Boggstown Road, Shelbyville. We're being asked to trade our land and our quality of life for a facility that will primarily benefit outside corporations not community families. I would like to point out also the discord here. County residents will live with the impact of this project but the vote rests on the officials we cannot elect or even hold accountable. Even if this was legally permissible, it raised serious questions about fairness, transparency and whose interests are truly being represented here.

Clapping from audience.

Jackson: Communities in Indiana have already paused or stopped data center projects after residents have raised concerns. Currently Stark County has imposed a moratorium to study infrastructure, water studies and long term impacts. Before you permanently change the use of

our county land, I urge you to pause, listen to the citizens of this community and take them into consideration. Slowing down isn't anti-progress. It's just simply good governance. Thank you.

Clapping and cheering from audience.

Chris Dennis: Hi, my name is Chris Dennis. I live at 2972 E. Blue Ridge Road just slightly off the map there. I oppose this annexation and redistricting. I have a few questions that I'd like to leave with you. Is our fire department and other services equipped to handle large industrial park right there? Do we have the ability to handle that? The 74/44 interchange there, despite the one zoning there already, we have a lot of retail right there. It's where our large box store is at where a lot of things have come in. This seems to break up that kind of development. I don't, I'd be clear, I don't support any kind of rezoning. I think it should stay agricultural but I think we should take a time and look at that city plan, the comprehensive plan. This seems to go against that. This does not meet that. This does not follow what you have already set out. Our family has been there much like some of the others have spoken. We've been there since the 40s and we would like to keep that land there. We have, one last question I would like to leave with you before my time runs out is what happens when there are water restrictions in the future potential and we are asked to restrict water? Does this a property like this get priority over residences? How would that be supplied? I know we got a very good explanation from Tyler here about how some of that works but what would happen in a shortage? Who gets shorted?

Evans: That's time.

Mitch Mitchell: Hi, I'm Mitch Mitchell from Boggstown, Indiana, 6877 W. Boggstown Road. I'm requesting the 3 minutes. I'm speaking on behalf of my family who couldn't be here tonight. First of all, as someone who served briefly on the Shelby County Plan Commission many moons ago, I feel a general genuine empathy for those of you sitting up there tonight especially after Mr. Nolley confirmed that the pay for this meeting is indeed \$25. That tells me two things. This hasn't changed since my time in 2016. Second, you're out here for public service. You're not here for public, for personal gain so I do thank you for that. But that makes the influence you exercise tonight all the more important. I want to acknowledge the number of people and I think it bears reminding all of us that tonight is not the final decision. You guys are not the final decision obviously but you do have real influence though. You're going to make your recommendation to the board and as Connie Lindsay and I believe Blake mentioned, if this thing is going to be annexed in, I we would allow and I (?) go into reason why. I think we should keep it as the AG designation to buy some more time. We lose a lot of the safeguards if you keep this as the IG. So we tonight if you choose this caution, it doesn't create risk. It's going to preserve our options and I think it's shown 99% of the people in this room want to preserve our options for the future. So we've heard repeatedly that this is just in fact one main one of many steps in the process. In fact, Mr. (?) from Prologis said that verbatim tonight. We've heard from many places and perhaps a lot of you heard it in your staff report. You heard it from the board attorney that feasibility studies are gonna come later. Plats are gonna come later. They're gonna do the water studies. They're gonna talk about all the engineering stuff, all that stuff. That's all accurate. That all is going to come later. However if you keep this as an IG, we lose

all chance we have of stopping this. So here's what I know from my time on the plan commission. The zoning decision right here, this is our first to establishing our timeline. This is where the real impact of that \$25 comes in. Once this land is zoned IG, again certain uses become permitted so timing matters. What's not been brought up tonight is 63 days ago, just 63 days ago, the UDO was amended. It was amended to add data centers as a permitted use in the IG zoning. This was voted on by this board. It went through all the due process. I'm sure none of us were here. Who the heck knows what UDO blah, blah, blah is right? But that's what did it, added. I don't know how many other amendments were in that but that is what was added in the amendment of the UDO. So again tonight, they Prologis acknowledged and again at the city council meeting the other night that they have a contract with the petitioner and intend to execute that contract if this property is zoned accordingly and that buildout could take up to 10 years. So it's understandable why we would think these are connected. We're also told if issues arise later, the city will have recourse through standards of enforcement. Yes, that is the whole purpose of our comprehensive plan. We have it but let's listen to this. This is a company that publicly describes itself as a 1.3 billion square foot portfolio with annual (?) of approximately \$3.2 trillion. Let me pause, \$3.2 trillion so I'm pointing out the scale of a company this size. When a company operates at that level, these after the fact enforcements, I think you referenced a \$5,000 a day fine. That's great but....

Evans: That's your 3 minutes.

Mitchell: I respectfully ask for... I'll just wrap up. I'll skip to the end here. Just ten seconds. So in closing, I encourage you guys to use the influence you have tonight to preserve our flexibility, protect your constituents and recommend a path forward so if you do forward a favorable recommendation, please check the box on the last page of yours, amend this a favorable recommendation to add (?). City council can still change that back to IG if they think this is the best use but right now, we have a lot of us don't think this is the best use. If you probably have a chance to research, you'll buy yourself more time. You'll buy us all and they can still appeal it in zoning if need be. So just give us some more time to look this over.

Cassidy: Thank you, Mitch.

Applause from audience.

Rude: So earlier in the meeting, we talked about 10:00 kind of reassessing things. Right now we are 35 members of the public have spoken and 62 have signed up. So I will with that information, I will let you all have a discussion on whether or not to proceed this evening, whether to continue, whether to take a break.

(?): Stay here 'til it's done.

(?): Absolutely.

(?): You stay here 'til it's done.

Audience members encouraging board to stay until the meeting's concluded.

Rude: Yeah there's about just shy of 30 people still signed up to speak this evening. So...

Inaudible discussion among board members.

Nolley: I'm gonna see if we can move this along and not violate any rules, not take anything away from anybody. Is there anybody left here that's going to speak tonight that is going to speak in favor? If so, would you raise your hand?

Inaudible comments from audience.

Nolley: I see no hands.....(inaudible).....

Cassidy: Hang on, hang on.

Nolley: Listen! In the sake of time, if this is permitted, everybody else that's left here is against. Foregone conclusion. I would say we could close comment and acknowledge every name that's on that that's left on that list is against. We can then have our discussion.

Loud complaining and booing from the audience.

Nolley: Wait a minute. Wait a minute. Wait a minute.

(?): We're not getting paid.

Nolley: All I'm saying is it appears that nobody wants this....

People interrupting from the audience.

Nolley:and I do not listen I do not want to take away your right to have public comment. I'm not saying that. I'm weighing, I'm just saying we acknowledge it and that that's why I asked the board to invite them up. Get those apparently one or two people out of the way and then we would acknowledge and accept that the rest are a given.

Cassidy: Does anybody have anything to offer that hasn't already been spoken? You've talked about.....

Means-Davis(?): I don't think the point is that we understand what they are for or against. I think the point is that they want their voice to be heard.

Loud applause and cheering from the audience.

Nolley: My point is not to take away from that. I don't want to

Means-Davis: But it does.

Nolley:....but I thought do we stay 'til 12 or 1 or do we break and come back?

Garrett: Everyone has differing opinions and I want to hear what everyone has to say on this matter 'cause it's not one thing has been repeated all night so....

Audience clapping.

Cassidy: So do we table this and come back next week?

Garrett: We only have 30 people left.

Several board members and audience members speaking at once; no one is clearly audible.

Garrett: I say we stick it out.

Nolley: I would, I don't know if you needed a motion, but I would suggest we stick it out tonight.

Loud encouragement from the audience.

Comstock: I have something. I've gotta go to the bathroom. I don't wanna hold everybody up if there's anything specific. We're taking notes. I know you guys see me looking at my computer. I'm not ignoring you. We're taking notes. If there's something specific. I'll be right back.

Mr. Comstock exits the stage.

Cassidy: We'll take a five minute break and then we'll be back.

Applause and cheering from the audience.

Cassidy: Please be seated and we'll get back to business. Mike, if you'll call the next five.

Evans: Alright, apologize. We had a question right here at the edge of the stage. Our next, we have Ariel Diamond, Tracy (?), Melinda Pennycuff, Megan Hart and Jerry Bodine. Please come to the front.

Megan Hart: I'm speaking on behalf of a few of my family members, some of my neighbors so I would like three minutes, please. You also have, might have a copy of this in front of you. I gave it to Mike earlier. I'm not here to speak for or against the data center. I'm here to insure the members of this board and members of the audience understand the options you have

tonight regarding this ordinance. First I will state the facts. You all have received a staff report that states a developer would like to rezone 429 acres to IG. The staff report does not include a site plan. The staff report does not say that a data center is the proposed project. The staff report and petitioner application lists essentially no information about the plans for the site. As someone who has served on the county planning commission, I can say we have requested a continuance or denied a petition simply due to the lack of information and details, given the petitioner an opportunity to provide more information so that a properly informed decision could be made. Rezoning 429 acres to IG for speculative development opens many doors. Yes a door to a data center would be open. However, if the data center does not end up being built, many other types of uses will be permitted in the area and as long as they meet the very short list of requirements in the ordinance, including only a 25 and 50' setback, they will be allowed to be built with no input from this board or the community. For those for other those other uses include what? Warehousing, distribution center, utility substation, sewage treatment plant, industrial assembly and industrial processing. When you consider the decision to rezone to IG, you must also consider if this location is best suited for all of those other uses because a rezone to IG would make each of those uses a possibility. Your options tonight are not restricted by a rezone to IG. You have the authority to make a motion to continue this petition to the next meeting and request the petitioner to provide more details about their plans. Then this board and the community can have real information to review and a properly informed decision can be made by this board on rezoning to IG. Please don't hesitate to exercise this option because the second reading of the ordinance by the city council is already scheduled. Indiana Code 36435.1 which was referenced during Monday's meeting uh for 100% voluntary annexation says the municipality may adopt the annexation ordinance not earlier than 14 days after the public hearing. That means it has to be at least 14 days so there's plenty of time. So that can't be a decision maker. You also have the authority to make a motion to rezone to other zoning types. I recommend rezoning to agriculture or agriculture rural residential AG or AR today as that is the current use. That would result in the petitioner coming back with a proper rezoning request and a complete proposal with their plans and timelines for the site. Another option you have is to rezone to IG but impose stipulations limiting to uses allowed on the site and potentially implementing additional setback requirements. But as someone mentioned before, we have hardly any information for you to even make a decision on implementing stipulations. To be clear, I'm not necessarily against the annexation of the land into the city limits. I request...

Evans: That's time.

Hart: I'm on my last sentence. I request that the land be zoned to meet its current use of AG or AR and have the petitioner submit a proper application with sufficient details so that this board can make a properly informed decision and not a decision based on high level hopes and wishes without consideration of the consequences. Thank you.

Clapping and cheering from audience.

Evans: What was your street address again?

Hart: 5100S Shelby 900W.

Evans: Okay, thank you.

Tracy Feller: I can't see you guys when I put my glasses on. My name is Tracy Feller and I am at 17 St. Mary Street and I am also a downtown business owner. I submitted these questions in writing yesterday and I received confirmation that they were shared with all of you in advance to tonight's meeting. And I am respectfully requesting that all submitted questions and any responses provided be included in the official public record. Due to time, I'm not gonna ask all of them right now so I'm just gonna kind of run through them. What concrete funded steps is the city taking to require or incentivize reinvestment in existing downtown properties many of which are vacant, deteriorating and owned by out of state entities before expanding the city's footprint through annexation and new zoning classifications outside the core? Also, how does the city define representing the community when overwhelming public comment opposes a proposal yet the process proceeds without a clear explanation of how that input was weighed or why it was overridden in the formation of recommendations? And lastly, beyond what individual business ownership what formal process does the city or planned, plan commission use to engage a broad and representative cross-section of downtown business owners when making planning and zoning decisions that directly affect the local economy?

Evans: That's time. Thank you.

Feller: Thank you.

Cheering and clapping by audience.

Terry Bodine: My name's Terry Bodine. I live at 7178 E. Blue Ridge Road and I know many of your faces up there. Good to see you. I appreciate the job you're doing. I speak for myself and some neighbors and some family members on Blue Ridge Road. One of the things I was looking into was the Shelby County, Indiana 2019 comprehensive, comprehensive plan and people have already mentioned that. I believe it was updated in October, November, 2025. And it said land use opportunities with the following key desires - focusing on prime farmland protection and agricultural use preservation, expanding open space preservation efforts and increasing public access to key natural resources, reducing identified locations for future residential commercial uses by reclassifying most land within the county to primary agricultural uses, reverting agricultural land uses in all other areas of the county in an effort to require a slower and more deliberate review and approval process before converting agricultural land to another use. The other thing I noticed when we have these pictures up here some of the pink buildings talked about those are the electrical buildings and they mentioned RushShelby Energy. Well that kind of infrastructure is going to cost RushShelby Energy quite a few funds to be able to supply this project with enough electricity that they need. Those, that's going to affect that's going to trickle down to the consumers. I'm one of those consumers. They're going to pass that cost down to building out their infrastructure to be able to manage this project. The other thing is and I'll keep this real brief, decisions have consequences. You have an entire

community, pretty much the entire community that's opposed to this. It's, we can't break out pitchforks anymore so we can't do that.

Laughter from audience.

Bodine: But we do have choices. We have choices who we vote for. We have choices whom we choose to do business with. Those are all choices. Those are all things for this panel to discuss. You're all part of the community. Like I said, I know many of these faces up here. Please think long and hard about preserving the agricultural land in our community and complying with your own rules in the Shelby County Comprehensive Plan drafted in 2019 and recently revised. Thank you.

Evans: If I could before you begin, I wanna bring the other next group down. Melissa Meltzer, Isabelle Allen, Ashley Jones and Gina Jackson please.

Melinda Pennycuff: Alright, good evening. Thank you all for staying tonight for everyone who has come out here tonight and has waited a long time to come here. My name is Melinda Pennycuff. I live at 1929 N. Riverwood Drive. I am also a business owner here in Shelby County. We own the dry cleaning business here in town. We've been here since 1985. My request tonight is a little bit different than what other people have asked here. I am asking you guys to please listen to these people. They have come here tonight to talk to you to let you know what is going on. I'm a graduate from Indiana University. I studied political science and criminal justice and the reason I tell you that is because I've worked in the political machine. I worked for Vice President Dan Quayle while I was in college. I know how the political machine works. I know how politics works inside and outside, everything that goes on. There is a reason for things and there is a reason to listen to the public. The public has shown up tonight and I haven't seen this large of a protest since the Gulf War.

Loud cheering and clapping from the audience.

Evans: That's time.

Pennycuff: I ask you to please listen to these people. They are here tonight to tell you what they want. You have a duty and the city council has a duty to do that. Thank you.

Audience cheering and clapping.

Melissa Lapinsky-Meltzer: Hi, my name is Melissa Lapinsky-Meltzer. I just wanna thank you guys first of all for extending the meeting for us. I have heard from other companies such as wind and solar who made lots of promises which were just simply not true so all the promises Prologis is making don't make, it just doesn't make me trust them. They can make promises about jobs and average salaries. For example, we are currently sitting in a high school. Someone could speculate that employees make on average \$100,000 at this school, especially when adding the administrator salaries but we know that is not an accurate assumption. I live 4

to 5 miles from this proposed project. I have heard about the possibility of another data center in Rush County a quarter of a mile from my own home. So if this gets approved and this gets rezoned and this data center comes in, I could potentially be sandwiched between two. I have a few questions just to consider. Are they considering hooking up to the solar installation there on Gwynneville Road? And where are the substations located that you would be using and how would you connect with them? Would you need the to utilize eminent domain for that access? In other words, taking more farmground? And one more question, why can't these places be placed in abandoned factories or old malls? And why do they have to be so big? Thank you.

Evans: That's time.

Dr. Ashley Jones: Good evening, plan commission. Again, I echo the sentiment; thank you for extending the meeting so our voices can all be heard. My name is Dr. Ashley Jones and I am a resident here of Shelbyville, Indiana.1053 Balto Drive. I will be quick to speak to the issue at head and (?) my voice from the context of the decision criteria required of you this evening and urge you to select an unfavorable recommendation. Criteria number one and three; consistency with the comprehensive plan. The staff report suggests two objectives in the comprehensive plan that support the rezoning. However an IG zone in this area also does not support six objectives. Here they are; it does not invest in our quality of life. It reduces connections to natural environment. It hinders preserving and protecting important natural resource features from degradation. It minimizes the beautification of our city's primary gateways and it will inhibit the use of this land for local business creation and retention. It does not align with promoting development and redevelopment using existing sites. Decision criteria number five, responsible growth and redevelopment. While financial growth is a part of growing your community, it is not the only thing. I urge you to consider a broader view that incorporates all drivers of community growth, social connection, shared activities, collaboration. Rezoning this will inhibit all of these things. Where there is current IG zoning touching 30% of the land, it does touch 70% non-IG land.

Evans: That's time.

Jones: I urge you to consider an unfavorable decision. Thank you.

Gina Jackson: Good evening. I am Gina(?) Jackson and I would like to affirm that my address is not viral. Can that be affirmed since we're viral right now?

Rude: Say that again. What's the question?

Jackson: If I state my address, I would like to affirm that it is not being published online.

Rude: Everything tonight is streaming so....

Jackson: Okay, I'm going to decline stating my address if that would be okay with the commission for privacy factors. I testified before the council Monday evening so you guys can

find me if you need to. Thank you for the good questions. Thank you. In addition, I do have family here that I'm representing so if I could have the three minutes, I'd be very grateful. Thank you for your good questions, commission. We feel a little more at peace that maybe you might be trying to advocate for what we're asking of you. Miss Soviar, you had a very good question about accountability and when you ask about accountability, there was some statements made and response from Prologis was that they always follow through with agreements. Another quote was they also we perform on based on what is agreed. So if you, this is open for (?) as well. On the '24, '25 executive summary of the global impact sustainability report of said company that didn't know that it's a data center, Prologis undertakes no obligation to publicly update or revise any forward-looking statements whether as a result of new information, future events or otherwise. In addition, sustainability related data and metrics are subject to evolving measurement methodologies, regulatory frameworks and third party standards which may continue to develop over time. As such information is provided, then this report may be update, replaced or refined in a subsequent version or future reports as such practices mature. Finally we make state certain statements about the ability of our products, facilities and efforts to affect third parties sustainability and efficiency. Here's the punchline. There can be no guarantees that our products, facilities or efforts will have the effects we anticipate or intend.

Subdued clapping and cheering from audience members.

Jackson: Please, do not recommend a contractual agreement to our council. Please, this is very dangerous. And if this summary is on their website, my goodness please, please read, please learn. So I also want to notate on public record the campaign contributions that are made and I know politics is at play, a pay-to-play factor. And so when you evaluate the amount of money that's contributed to local campaigns, it is sickening. It is anywhere between \$500 to \$1000 and then sometimes and then for some people, it's \$35,000 to a state campaign.

Evans: That's your 3 minutes.

Jackson: That's my three minutes? I'm almost concluded. Please, please listen to the people and allow your recommendation to the council that is not favorable. I also want to recommend or remind everyone I had intentions to read our Indiana State Constitution. Please remember the oath that our elected officials have taken. Thank you.

Evans: I had called earlier with that last group Isabelle Allen so if you're still in the auditorium, please make your way down. Let's call Ben Orem, Sarah Newkirk, Brett Goodwin and Earl Schreiber. It's first come, first serve. Please step forward and state your name for the record.

I'm representing myself, my family and some other friends in there so excuse me if I go over 2 minutes. As an engineer, I wanna thank you planning board for asking pointed and detailed questions and not a disappointing quiet rubber stamp like the city council two days ago. It was rather disappointing. If you are going to now or ever going to possibly approve this annexation, please address, with details to the community the concerns of the RushShelby cost increases for those citizens from this increased usage and substation builds so that the corporations can

earn more profits. Just give us an idea. Somebody can talk to RushShelby. Please require also that they save the topsoil on the site instead of selling it off. It can be used as a noise reduction berm around the area or it can be used to reverse it back to farmland. Please communicate what is the need for and the benefits to local citizens from this at all. What is the funding vehicle for Shelbyville government to get income or improvements from this at all? Is there a funding deficit that this is requiring for? And can you please table a vote until detailed answers can be provided to the community if you're going to do this about addressing their concerns by requesting and reviewing at least the Prologis Stage I detailed plan which they should be able to provide. Thank you.

Audience clapping and cheering.

Sarah Newkirk: Good evening. Sarah Newkirk 270 W. Broadway Street.

Comstock: What was your name?

Goodwin: Brett Goodwin.

Comstock: Goodwin, that was Brett Goodwin, Adam. The notes are.....

Goodwin: Inaudible comment.

Comstock: Sorry. That was Brett Goodwin. I think the notes and everything in our spreadsheet was on the wrong individual. I just wanted to clarify that. Sorry.

Newkirk: I grew up on a farm near Little Marian that had been in my family since 1821 when it was purchased from the Brookville Land Office. It was a magical place to grow up. I moved to southern Indiana after college for work but I chose to move back here when I could so I could live near my family and the beautiful county that I grew up in. It breaks my heart to think we may lose more rural ground to industrial development when we have numerous lots zoned as IG that sit empty. If more land is rezoned and the data center or multiple factories are built, the entire landscape and tranquility of that area of our county will be lost likely forever. I know that if we grow, our tax base will increase which will make more funds available for resources like our fire department which is important and necessary but surely there are other ways to approach it than by taking more farmground. If losing more farmland is really needed, there are surely better options than bringing in a data center. I work in Fishers, choosing to have an hour drive one way every day. We all know it's beautiful and thriving. I know they had to lose farmground to make it so. If I lived there, I'm sure that would sadden me but if it had to happen, please somehow figure out a way to do it without bringing in data centers and large factories. If you haven't already, please speak with their leaders and explore other options if growth is your goal. I don't know what your powers are as a planning commission but if you have the power to do so and you choose to proceed with the rezoning, I would like to ask the following of you as my elected representatives.

Evans: That's time.

Newkirk: I just have one more sentence Please do not vote yes to rezone this area. If you do rezone it, please vote to keep it AG. Thank you.

Ben Orem: My name is Ben Orem. I live at 920S 250W Shelbyville. I would like 3 minutes as I here speaking on behalf of my entire family, the Orem family and more importantly the Yarling family. This is including my grandmother, Donna Yarling who lives on 425E Shelbyville. Her home and farmland will be directly impacted by the proposed annexation of this land for a data center and future industrial development. Her property shares a boundary with the land being considered for annexation. I am here today to speak in opposition of the proposed annexation of more than 400 acres of productive farmland. This is not simply a land use decision. It's a decision about values, long-term consequences and who the community chooses to stand up for. Across Shelby County, residents, farmers and families have shown up clearly, respectfully and passionately to express their concerns. These voices are not anti-progress. They are not anti-growth. They are not asking for responsible development that does not come at the irreversible expense of our farmland, our water, our resources, our environment and our rural way of life. Once farmland is annexed into industrialization, it is gone forever. It does not return. Generations of family farms are already under tremendous pressure and decisions like this only accelerate their disappearance. That loss is not abstract. It means fewer local food producers, fewer stewards of the land and a permanent change in the character and resilience of this county. And let's be honest, this won't stop here. If these 400+ acres are annexed today, what comes next? More land? More homes? More environmental impact? What deeply concerns many of us is how rushed and how hidden this process has felt. This deal lacks transparency. I mentioned my grandmother, Donna earlier. Why did she receive a notice of this proposed annexation on Friday, January 2nd just two days before the city council meeting when the notice was dated December 13th? Her notice did not get lost in the mail. Same thing happened to all of her neighbors. And yet we are expected to trust that this is the best interest of Shelby County? That this data center is safe for our environment? That this represents the growth and progress? When so many citizens raise serious and (?)concerns and still feel unheard, trust in local government erodes. When decisions appear to prioritize large corporation interests over residents that trust is damaged even further. The common council has an opportunity right now to slow this down, to insist on transparency and demonstrate that community voices truly matter.

Evans: That's your three minutes.

Orem: You have the authority to demand better alternatives that do not sacrifice prime farmland. I urge you to vote no. Choose stewardship. Choose transparency. Choose the people who live and work on this land and who will be here for a long after data center has ever moved on.

Loud clapping and cheering from audience.

Evans: On that last trip I invited Earl Scheiber to come down. We also wanna bring down Aiden Millican, I hope I did that right, Patrick Schwab, John Monohan, Cheyenne Merrell and it looks like Katy Quillen. Please step forward.

Aiden Millican: Hello, my name is Aiden Millican and I would like at least two minutes to speak for myself and my wife as well as my baby. Now to give some perspective on how many acres 429 ends up being, Lucas Oil Stadium is approximately 1.8 million square feet. That works out to be 41 acres. This annexed land would be the approximation of 10 Lucas Oil Stadiums dedicated only to industrial use. And if you couldn't tell, I am in opposition of this annexation. Now I would like to bring attention to Prologis' use of saying they are job training as in only the they are assuming that these jobs are going to offer them teachings and education on data to then move into their facilities. Now college is getting harder and harder to gain with the costs going up and up and so because of that, the 400, the approximately 450 jobs that would be offered are purely data-related. That brings no diversity of employment. That brings a certain type of education, a certain type of employee and does not diversify the workforce of Shelbyville as it would if and my suggestion would be to rather zone it for functional zoning leaning towards commercial and residential zoning if it is going to be changed from AG. This would mean bringing in more grocery stores, public parks, housing or promote small business owners. Uplifting Shelbyville rather than outside parties.

Cheering and clapping from audience members.

Millican: If nothing else is heard and if my points weren't clear enough, all I want is to just make sure that we don't commit this land to that much concrete because I've never owned a business but I know that if I wanted to move in or build, I wouldn't want to pull up concrete or a warehouse if this does not work out. Thank you. I (?) my time.

Evans: (?) thank you.

Katy Quillen: Okay Katy Quillen. I would like to say that I'm representing three households tonight so I would appreciate extra time. I represent 3967, 3999 and 4023 N. Morristown Road. We're all we all use Shelby, RushShelby Energy so this definitely could potentially impact us. So first off thank you for your time for your consideration, your engagement tonight. I stand with everyone here tonight in opposition and I wanna bring up a question earlier proposed by the council. Why so much sprawl? Prologis says that it's cost is a cost issue to build up instead of out. Multi-trillion dollar multi-national company is concerned about what (?) that could impact us (?). Would take up less farmland and they say it's a matter of cost. To keep my language in line, spare me. They and we need to rethink this plan. Council, please at least table until more can be researched, namely the communities already burdened by data centers? How many have seen profit? How many are concerned and what have their concerns been? Talk to doctors, environmentalists, energy and water management facilities. Please talk to city councils and committees of these cities. Prologis was happy to tell us about their happy, productive customers making all this money but their customers are the ones installing and profiting from the operation of the centers that they're building and Prologis has nothing to say about the

neighbors and the communities around their buildings and how they fare as a result of these structures, the people who must live with the consequences of the action taken tonight forward. Please consider the impact of any changes you make that will move this plan forward. Thank you so much for your time.

Audience clapping.

Cheyenne Merrell: Hi, I'm Cheyenne Merrell. I am from 1702 Morningside Drive, apartment E here in Shelbyville and I moved here about five years ago to be away from water control and restriction, from polluted air and no real farmland.....(inaudible).....This was because I lived in California so I am very familiar with water shortages and restrictions and wildfires and therefore the environment that they can be impacted on. Naturally, I did not expect to have to be fighting for the right to be considered a major priority as a human being compared to a corporation like Prologis. I ask that we rethink this rezoning and instead focus on what kind of stress will be placed on the city's facilities should the zoning increase and how that would affect the cost of living expenses for the city's inhabitants. Prologis themselves say that they want to do what is strictly based on their client's whims and wishes. Whenever we ask about the buildings that it was built, they said it depends on what our client wants. With that potential buyer being Prologis and as they stated their own internal large-scale clientele, nothing about that seems to benefit the community. I am aware that Prologis themselves are specialized in logistics-based industrial development which implies that these zones are only designed for their current and specific clientele and therefore the most upcoming projects. Now then, requiring this sort of zoning including their products and projects, what would be based on the plan preview? We do see data center images which show inground computing rooms even though they're closed water facilities which would be unnecessary and really hard to develop into anything outside of an AI center or a data center.

Evans: That's time.

Merrell: Thank you.

Evans: Thank you.

Audience clapping.

Evans: I'd like to invite down Bill Hubbard, Andrea Potter, Hannah (?), sorry, Barron and Hannah Everhart. I apologize if I'm butchering names. I'm up past my bedtime.

People in audience talking; no one is clearly audible.

Cassidy: Go ahead, Bill.

Bill Hubbard: So I'll just go first. Hey, Doug, Tyler, everybody else. Thanks for, by the way, Bill Hubbard 7256 E. Blue Ridge Road. I'm about three miles east of this proposed site, 62 years

old. I've lived at least no further than ten miles from that proposed site my whole life. I built a house with my own hands 25 years ago and put it in a trust so that another generation of my family could grow up there, beautiful spot. But everybody's had a lot of good points tonight. I really appreciate the venue that you have here because I was at Monday night's meeting and you know overcrowded. Told at the beginning of the meeting that we're not taking any public comments. You're not even gonna be allowed to speak but that changed pretty quick. I think because of the tone of the crowd. But even after three hours of talking, a lot of good points, a lot of good conversation. I think the vote was already decided before.

Cheering from the audience.

Hubbard: I think they were just waiting for....(inaudible)....

Crowd applauding.

Hubbard: The one thing I wanna impress upon you all here, people save their whole lives to live in an area like this. I've been really, really fortunate to live in this area my whole life. You too, (?). You know what it means. You know what it's like. Now I don't understand the benefits of this. I'm not a big business guy. So you know it doesn't make sense to me. I don't understand with just the few amount of jobs that it's gonna create and probably from transplants, I don't understand why it's really even under consideration but it is, so.....

Evans: That's time.

Hubbard: Please understand the importance you guys have the burden of your recommendation because whatever goes back to that city council has already been decided. I feel very confident in that. But please, please.....

Loud clapping and cheering from audience members.

Andrea Potter: Hello, my name is Andrea Potter and I live at 266 W. Broadway Street. There are 11 of you here, 11 but I want you to remember 5176j. That's a very important number right now. 5176 and I know that I'm supposed to be addressing you all tonight but I would like to offer a public apology for losing my cool and speaking out of passion and lack of emotion. 5176, that's the number of people that have signed this petition, 5176. More people have signed this petition than voters in any city, county election to date.

Evans: That's time.

Potter: To date, okay. The highest amount of voters at the polls in Shelbyville was in 2019 when Tom DeBaun swooped in and saved our city from Scott Furgeson.

Loud cheering from audience.

Potter: Okay? 2200 voters voted that year.

Cassidy: That is time and I've looked at some of those names on that list over there and none of 'em, a lot of 'em aren't from here. I agree with what you guys, everybody's saying but not everybody that has signed that petition is from Shelby County.

Potter: Doug, with all due respect, look behind me.

Cassidy: Thank you.

Potter: I want you to understand when we leave here too and then also realize that everyone who's given extra time at the end and is (?) both meetings. I'm the one that's really....

Evans: That's time.

Potter:(inaudible)...down on.

Cassidy: Thank you.

Clapping and modest cheering from audience.

Hannah Everhart: Hello, everyone. My name is Hannah Everhart. I'm speaking on behalf of my family so my parents and myself. We live at 4902N 980W in Arlington, Indiana so technically Rush County but being that we are on the RushShelby grid, this is something that impacts us. I just wanna note that in Shelby County, we have had 5 generations of Everharts who have been farmers and I'm gonna bring more of a kind of commodity perspective. According to the 2023 ISDA crop report, approximately 203 bushels per acre is what corn was yielding on Indiana soil. Out of that 429 proposed acres, that would be approximately 87,000 bushels. From that, you can create about 2.8 gallons of ethanol per bushel. Now if you multiply that, that rounds up to approximately 244,000 gallons of ethanol. Now given the city of Shelbyville's population around 20,000 according to the 2020 census and Hoosiers approximately use 44 gallons of ethanol per year. And from that, just that land specifically, about 27.62% of that land's productivity is the annual consumption of ethanol for the citizens of Shelbyville. That's something that I think you all need to take into consideration is this is very, very valuable farmground. And I would assume that it's the highest investment for Ag productions to kind of echo what Connie Lindsay had said. And then the ethanol industry in Indiana alone accounts for 41,500 jobs. Now I don't know about you but that screams volumes to me, right? We've heard quite a bit from all of these different citizens about wanting to maintain that agricultural land and I think that that's something that we need to consider because when corporations and billionaires win, the people lose.

Loud cheering and clapping from audience.

Everhart: I consider myself to be a very spiritual person too so I would like to quote some scriptures. According to Leviticus 25:23 & 24 "The land must not be sold permanently because the land is mine and you reside in my land as foreigners and strangers. Throughout the land that you hold as possession, you must provide for the redemption of the land." And I personally believe that this is not redemption for the land. It's corruption.

(?): Yes.

Evans: That's time.

Loud clapping and cheering from audience.

Evans: Okay we would like to bring down Joseph Merritt, Kevin Carson, Susan Reinhardt, Roger Thomas, Benjamin Pennington and Emira Lewis please.

Kevin Carson: Hello, I'm Kevin Carson 1311N (?) Needham, Indiana, Shelby County resident. Also the president of the Shelby County plan commission. I can relate to everything you guys are going through here tonight. Appreciate the job you're doing. Understand, I wanna go through a little bit of a history lesson about some things. Several years ago, Pete DePrez, a guy I really, really like presented to the county planning commission about bringing CP Morgan homes to the town of Pleasant View. The people up there overwhelmingly hated it. Didn't like it. We had two meetings in this room right here. One lasted 'til midnight. One went 'til 1:00 in the morning so I can appreciate you know what you're going through time with this too. As it turned out, the plan commission overwhelmingly believed and agreed with the community that what would happen there. A few years later, now they come along, they come up with a new idea that let's own that property up there. Let's zone it commercial. Well with the idea that Harley Davidson was coming to town. Everybody jumped on board with Harley Davidson. Let's go. Let's get this. We planned it. We went ahead and zoned it commercial. Guess what? Harley Davidson didn't come to town but we didn't put any restrictions or conditions upon the zoning we applied. My point being here tonight you have, you see a lot of people that are opposed. I mean it's are you going for the good of all or the good of the people in your community? That's part of it. And then if you do go ahead and go through and rezone, think about applying conditions and stipulations and make sure that they stick totally with the scope of the plan they're bringing before you. That's all I got.

Audience clapping.

Susan Reinhardt: Thank you for staying this long. Susan Reinhardt from Clearview, Section VIII. Doug, you asked the wrong person. You asked(?) the real estate person how does the communities like the data centers. You need to ask communities, people from Ohio or Virginia. You need to ask them how they like the data centers.

Audience clapping.

Reinhardt: They have a data center in Virginia they posted up there. So if you go further, in an article from Julie Kimmel April 29, 2025, the air quality issues, the Lowder(?) County data centers are largely powered by the grid. We haven't heard anything. We heard the underground(?) but we haven't heard anything from RushShelby as to whether they can power them at the pace that they want to go. So they largely powered by the grid. All of them have dozens of backup diesels, gas turbines generators. So they'll have these. Go back the data centers have taxed the energy grid so much that the that there's a long wait to get connected to it to get new data centers. To get these we'll have 13 buildings. To get them on that grid, they'll rely on the onsite natural gas generators to back up diesels. So that means releasing not only potent climate pollutants like methane but other harmful co-pollutants including nitrous oxide, hydrogen sulfides and volatile organic compounds like benzene into the air. So they're gonna go at such a fast pace that we have the that we've got people live 100' from the place. You have residential neighborhoods, schools, daycares, parks, local businesses, 400 homes within a mile and if they're using those backup generators to get online, what are these people gonna be breathing in? That's all.

Audience clapping and cheering.

Roger Thomas: Hello, my name is Roger Thomas from 1305 Elm Street. I've been a resident of this town for about 2 years now. I unfortunately have no deep roots here. My family haven't lived here generations and I don't own a big plot of land but I am a resident and there's a lot of things that your plan hasn't addressed that other people have said better than I have but I simply need to ask why? I don't need the rest of my time. I don't think I can even say it. Someone else already said it better. Thank you for staying late and have a good night.

Clapping & cheering from audience.

Joseph Merritt: Hello, my name is Joseph Merritt and I live at 617 W. Franklin Street. So we said tonight that this isn't about a data center but it's about annexing the land. However, the only proposal I see and the only business that has showed up to either this meeting or the meeting on Monday has been Prologis and so I just wanna say if it walks like a data center and quacks like a data center, it's probably a data center.

Audience clapping and cheering.

Merritt: (?) has made it extremely clear that we do not want their center here and they have made it extremely clear that they only care about money. They said it themselves that they want this land because it is cheaper for them. Do you think they're gonna put those I mean I think they're probably gonna put those same thoughts towards their safety precautions as well. They're gonna do what's cheapest to them and that's not to our best wants and needs of this community. Also because of Indiana House Bill 1405, they're going to get tax cuts for the equipment and power for said equipment for up to 25 years. Now I know we want to bring young people to this town to bring longevity to this town so the biggest draw for young people is the low cost of living. If they come in here and drive up our utility bills, you are going to lose that

low cost of living and you are going to lose young people like me, my wife, my friends here that are here for that to build our community here.

Cheering outburst.

Merritt: So let's make so let's not make this easier for them and rezone in their favor. I ask that we wait until we find a business that actually cares and benefits this community before we rezone anything. Thank you so much for your time.

Loud clapping and cheering from audience.

Amara Lewis: Hi, my name is Amara Lewis and I live on 1045 Mohr(?) Street. I stand here today because I genuinely think it is a really powerful to see this community showing up and fighting for what it believes in. One thing we keep hearing is that people here do not want a billion dollar corporation deciding their way of life for them. That concern matters and it deserves to be taken seriously but I also want to use this moment to point something out. There have been specific mentions of companies like Meta and Amazon and it is important to remember that this county has overwhelmingly supported political leaders tied to those companies for years. In fact, the CEOs of those corporations were sitting right next to the president at the most recent inauguration, a president that this county also overwhelmingly voted for. All I'm asking is that we remember how this moment feels. If we truly believe corporations should not control our communities, then we need to vote like it. Remember this energy. Remember this frustration and carry it with you into the next election. I know that in 2028, I will. My first election. Thank you.

Loud clapping and cheering from audience members.

Hannah Barone: Hi, my name's Hannah Barone. It's convenient that Mike mispronounced my name because I've known Mike for several years. And somebody name Hannah Everhart came up here and started speaking instead of me so conveniently Mike....

Evans: No favoritism so I'm going to start the clock now.

Barone: Okay. It's okay. I'll keep that in mind. My grandmother, who I'm here to talk to about tonight gave you and Jill lots of money, so yep. My name's Hanna Barone. I'm here on behalf of my grandmother. I sat here all night and Mike messed up my name so I'm gonna go ahead and come up here without being asked because Mike messed up my name. So throw the whole vibe off. I'm opposed to the proposed annexation whether it becomes a data center or not because many of the people of Shelbyville who have a Shelbyville address further than east of 74 are unable to be represented as constituents for this particular matter as well as everything else carried out by the pathetic city council. 429 acres is like 300 football fields or something crazy like that. Rezoning the land will affect the property value of several people even though you could say it's in the middle of nowhere. Personally, I think that the city of Shelbyville could do something better with that corner of land and need to leave the people in the area alone or

let them have a voice. I will never forget when it was a Bigfoot gas station and someone was held up hostage in that gas station just like it was yesterday. That thing was a complete eyesore. Then the Circle K took over and cleaned it up quite a bit. Can't imagine that this Prologis or whatever that is is gonna do much better than that to be quite honest. That Bigfoot was a long term memory. I am from Shelbyville and I grew up in Union Twp. area. I grew up wanting to move away from here forever. I remember years ago they expanded Knauf and people lost their minds. I get Shelbyville is a factory town and as was mentioned earlier, I'm not sure why they can't just build this project on the north side of town. My beloved grandmother and late grandfather moved to the 7000 block of St. Rd. 44 in the early 1970s. They moved up here in the 50s with their family from eastern Kentucky for jobs. My grandma became a successful businesswoman and made sure I had a good life. She is my best friend and to this day their jobs were in fact in a factory and they made their living in this town. They saved up every penny they had to build a beautiful house on the aforementioned address. They were the first people to start a property in that area and several other properties popped up in the area in the years following. While the site plan is not directly adjacent to my family's property, it is tough hearing your 86 year old grandmother cry and say how if she could do anything, she would. She says that because the citizens of that area have no say in any of this because they are unable to vote. If you are going to annex this area if town, I beg you to please take the concerns of the citizens of eastern Addison and Union townships into consideration. Other than basic concerns due to the uncertainty or the town's constituents, I would like you guys to take into consideration who is going to end up paying for all of this, how it will impact the citizens of Shelby County financially, emotionally and physically both short and long term.

Evans: That's time, Miss Barone.

Barone: Thank you for listening. There you go.

(?): Thank you for speaking.

Audience clapping.

Patrick Shaw(?): Hello, my name is Patrick (?) and I represent everybody in Union township. I was waiting because I missed my spot but she got me going 'cause the people of Union township need a voice.

Evans: Could you please restate your name for the record and we can find you on the list?

Shaw: Yeah my name's Patrick Shaw(?) and I live at the oldest homestead in Union township.

Cheering and clapping from the audience.

Shaw: So it's also that I represent everybody east of the solar panel that didn't get a voice and it got rubber-stamped at the moment I'm moving in the county or we would've already met. My emails to you guys show emotion because I was trying to cover all the vast HVAC designs that

I've been a part of with data centers and we started we got in on closed loop. The fact that you even talked about that without a design shows that's all premature and it doesn't matter. You're losing focus on the bigger picture is it's gonna take grid power. It's gonna have plume(?) emission. The generators are going to run on demand and eventually the grid's gonna tell this data center what to do. You won't. We lost control. Shelby County will lose control. There's no the all 16 over, you said 13 but then 16 was mentioned. But all of these centers will develop. It will not that's the thing. It will exponentially degrade(?) our entire ecosystem. It will never be less. It will always be more. The emissions will go on forever. The life cycle of a mechanical system is 20 years. Halfway through this, you're gonna be revamping this. The whole point of what I'm saying is I moved out here to live with my wife in the country. We raise pups. We live over by Little Blue River and so many people have said that tonight. But everything you have here is premature. You do not have enough information, knowledge or an understanding. We have active product. We employ 76 people. It's an electrical, mechanical. I do industrial and commercial work. This has been something that has been in my line of vision for many years. You guys don't really understand. Your control of this is gone the second that you annex that to IG. It's over. And that's all this group is saying is don't do that. Just review. Find your facts. Develop a more specific plan. Show a design but the most important part of this, it's agricultural. We live in Shelby County. There's more 200 plus year farm families in this per citizens in this county than any other county. So none of this aligns with why you know Shelby County is the way it is. But also it doesn't align with any of the people that are here supporting you know this communication. So my father, I'm the youngest of 8, he always said, Patrick, deal with the facts. And honestly, we don't have the specific facts that you guys need to actually make any choices tonight. So if anything came from this, it's that the fact that none of this is ready or even you guys are such in an infancy space of even being ready for this that you're not there. But the bigger part is the people are saying something else. They're reaching out to you for some other form of this and the thing is you saw my emails. You guys saw my passion in that email but it comes down to I've been in the back kind of like what do I

Evans: That's your three minutes.

Shaw: What I, just let me finish right now. What do I really need to say to these you know, you guys are our leaders. I would not want to look in the history of my legislation of being you guys and have to be accountable for adding this type of a footprint to our world. I wouldn't want to have to answer to God one day and say yep, that's what I did in my time, God. So just be careful with your decisions because it's very apparent again I say I'm German Irish, not Russian. You guys are totally rushing this entire...

Audience laughter.

Loud clapping and cheering from the audience.

Evans: Okay this is a last call for a Don Jones, Ariel Diamond, John Monohan and Benjamin Pennington. If any of you are still here and still wish to speak after signing up, please step forward, state your name for the record.

No reply.

Evans: Seeing no one approach, I would assume that that is all of the public.

Cassidy: With that, I will close public comment on this matter for tonight. Any discussion from the board?

Schuler: I will....

Nolley: Go ahead.

Schuler: Not sure who was (?) back there. First of all, thank you all for coming out. This is what it should be about is you coming out voicing your concerns and us listening and hearing those concerns. We have criteria to look at in making this decision. I've been looking at this criteria as all of you have spoken tonight. Some things that stick out to me; number one is desired use. The most desirable use for which the land in each district is adapting. Based on presentations given tonight, based on public comment tonight, based on facts that I gathered beforehand I personally do not believe this is the desired use for this property.

Loud cheering and clapping from the audience.

Schuler: Second is property values. The conservation of property values throughout the city of Shelbyville's planning jurisdiction. Based on the proximity of this project to many of yours' properties, to me it's clear that that portion is not upheld by this project. Finally responsible growth; a lot of you have pointed out our own comprehensive plans and that this section was not include in future growth map when that comprehensive plan was updated. So there are already areas that are already zoned for a project such as this so going back to a question that Doug asked, why here? It begs that question. I don't believe this is a responsible growth in that area. Where this corridor sits at, there's and let's face it, eventually this is probably gonna be annexed into the city whether it's done now or whether it's done in the future but it needs to be done responsibly and it needs to be done as many of you pointed out, with a clear plan as to what that usage is going to be. Right now we don't have that. Addressing our petitioners tonight again, we don't know that this is a data center, but we know it's a data center.

Clapping, cheering and laughing from the audience.

Schuler:(inaudible)...know it's gonna be a data center. You were very ill-prepared to answer anyone's questions tonight.

Loud clapping & cheering from the audience.

Schuler: So that being said, you know this commission still has a decision to make but I wanna point out that based on what criteria we're supposed to use, I do not see that we can support a recommendation for industrial general for this land.

Loud clapping and cheering from audience.

Cassidy: Please withhold your comments, please.

Garrett: Duane, just so I'm clear, was that a official motion?

Schuler: That is not official motion. That is just expressing the concerns with the Findings of Fact that we need to meet.

Garrett: Well you had a second there but

Loud clapping and cheering from audience.

(?):(inaudible)....an official motion tonight.

Audience interrupted with clapping and cheering.

Rude: So procedurally, just to make sure we're following proper (?) and whatnot, before we go to a motion, the petitioner has a right to respond to comments. And then there's another Q & A with the between the plan commission and the....If that wants to happen or if the board wants that to happen this evening. If we want to continue and let that happen in the future but we do need to have the we're required to have that portion.

Loud outburst from the audience.

Cassidy: We're still discussion up here. Please.... Gary, you had something?

Nolley: So if I was basing my decision, is this on? If I was basing my decision on a data center, how the hell could I say yes to that, right? Okay.

Loud clapping and cheering from the audience.

Nolley: That's not actually the decision we're making today so I'm going to just read this to you. Don't get ahead of yourself there. My competency is not focused on specific industry proposed but rather on the broader planning implications of this request. As outlined in the materials that you were provided this evening, the Shelbyville Plan Commission has a clear responsibility to maintain the city's planning documents, regulate development, promote and encourage a well-planned community. Our role requires us to look beyond immediate opportunities and consider long-term impacts, what type of development we want and where they're best located. Public opinion is an important factor in that process. However opinions are shaped by many

influences, proximity to homes, businesses, environmental concerns, property values, job creation and personal experience, sometimes incomplete and inaccurate information. It is our responsibility to weight those perspectives carefully while grounding our decision in facts, sound planning principles and the city's long-term interest. When I evaluate the property through a land use planning lens which is what we are to do up here, I ask fundamental questions. What is the best use of this land and why? Specifically, is this location situated on a key gateway to our city best suited for industrial development. Or would another use better serve Shelbyville's future? Shelbyville is experiencing meaningful growth and I am optimistic that this trend will continue at a steady and sustainable pace. With growth comes increased demand for retail, restaurants, office space, hotels and other commercial uses. These businesses require strategic locations to succeed. If this land, approximately 500 acres, is fully committed to industrial use, where will these other businesses locate? Exit 113 offers no remaining room to add those businesses to. Exit 109, which is Pilot and a casino and you know a truck stop may accommodate some of these businesses but they're distant from our population and not everything would be suited for there. Some bring up the Wellman property which there's about 25 acres of developable land left there so it's limited in scope. Locations adjacent to interstate exits are especially desirable to hotels, restaurants, service-oriented businesses. While our local disposable income may not yet support some of these uses on its own, exit oriented development can draw travelers and visitors from surrounding counties such as Rush, Decatur, Ripley, communities that can reach Exit 116 within 20 to 35 minutes. That outside spending helps us sustain businesses that might otherwise struggle to be here based on our income. If we were (?) this opportunity, I believe we risk losing our best chance to track and locate these types of developments in Shelbyville. A comparison can be seen at St. Rd. 9 and I-70 in Greenfield. While Hancock County does have higher disposable income to help support these type of businesses, a great deal of that support is provided by interstate traffic as well. It makes it easier to have the Montana Mikes and things like that up there. Regarding industrial development, the city has already invested millions of dollars in infrastructure at Tom Hession. To date, POET is the only company to build there. In exchange for a 10-year, 100% tax abatement, POET funded millions of dollars worth of water and power infrastructure that the city could not have otherwise afforded. That investment has made the surrounding land highly marketable for future industrial development as was brought forward by many people here today. In short, I would like Shelbyville to benefit from both strong industrial growth and strategically planned commercial development. Based on these considerations, I cannot support a favorable recommendation to the city for annexation and zoning request.

Really loud clapping and cheering from audience.

Cassidy: Please, please.

Tinsley-Price(?): So Gary, what you are saying is you're not against annexation. You just do not want IG but you're saying that you're not keep it agriculture?

Nolley: ...(inaudible)...if they didn't have IG so as far as I can (?) off the table. I have no problem if they voluntarily want to annex in. They've got no desire without that so...

Tinsley-Price: Inaudible comment.

Nolley: If it came in, I'm fine with that, no problem. No problem with that whatsoever. I just do not think this is the proper, we only have one exit that can bring hotels and things like that. We need that to develop at that exit.

Audience clapping.

Nolley: I've done zero study in prepping for this, for their industry. Why? Because that was not my consideration.

Tinsley-Price: I'm just clarifying that you're not saying that you would be open to an annexation....

Nolley: Sure.

Tinsley-Price:just not at IG tonight.

Nolley: Right. But they don't want to be annexed on anything else so that's a good point in my opinion.

Tinsley-Price: Correct. I just wanted to make it clear that that was the statement that you were making not for the whole entire....

Nolley: Right. Yeah that's....

Inaudible comments between board and audience members. No one is clearly audible.

Cassidy:(inaudible)....I'm gonna close it to the board here and ask the petitioners if they wanna come back up and have anything.

Inaudible comments from audience members and board members.

Cassidy: Go ahead.

Garrett: I mean Winnie, you're the county appointee. If you have something to say, I think you should say it.

Soviar: So I have my comment. Can you hear me?

Audience: Yes.

Soviar: Okay. So for me, the review of the literature highlights the limitations of what data centers are thought to provide to the community. There is a financial burden that can get passed on to county residents when tax breaks are given to a data center. Additionally, when tax incentives are offered to bring this type of industry to our county, there is evidence that the anticipated benefits to the local economy are not realized. When there is serious consideration of the potential for inclusion of data centers in Shelby County, careful planning and a look at the risks and benefits need to be evaluated through a formal process. Data centers need to be held accountable for what they are expected to provide to the community. The creation of mandatory reporting requirements is one way to monitor how the project is going. A few recommended examples are routine reports on energy usage, impact to the environment and energy sources used during the life of the project. And in that, we could say fossil fuels versus a switch to an alternative energy source that's renewable. Policies need to be written to support short-term and long-term sustainability. These policies provide rules of how we show our project oversight. These steps exhibit our commitment to area residents and our desire to be properly prepared. These are Shelby County actions that contribute to the success of the data center project. We strive for our people to have a good standard of living. There remain questions as we continue to learn more on the data center project effects on Shelby County. We need to remain observant on continued city and county development. Communication and smartly governing growth will help change the timing of introducing new industry and setting our community up for a prosperous experience for all. I do not support this project at all.

Loud cheering and clapping by audience members.

Cassidy: Please. Mr. Glasco?

Problems with microphone.

Glasco: So just as a reminder this is a super voluntary annexation. So everybody in the purple is requesting to be a part of Shelbyville and your role in this is to(inaudible)....

Audience interrupting to say they can't hear what Mr. Glasco is saying.

Glasco:end of the day, you know I can respect Mr. Nolley's statement on what he thinks should go there. I can respect Miss Soviar's statement that she doesn't like data centers. I can respect Mr. Schuler's statement that he wanted the fully developed plan coming into tonight on what the possible future development might be. But we have a comprehensive plan that is a document. We have a planning director who has studied comprehensive plans and studied planning and who has analyzed that with respect to this petition and has determined that he believes that it meets all of those criteria. So I would just rest with(inaudible)...

Audience interrupts Mr. Glasco.

Cassidy: Please....

Glasco:your staff and the recommendation from your plan director is for approval of that IG zoning.

Interruption by audience members.

Nolley: For the record, we have gone against recommendations before.

Glasco: Yeah.

Nolley: They report to us.

Glasco: Absolutely.

Loud cheering and clapping from audience members.

Nolley: I didn't mean for that to sound disrespectful. They do a fabulous job. Don't get me wrong okay. But that's sounds, just how that's how it is, okay? And I love the job they did on this. I'm not bashing him for that so I don't want that to be miss perceived, miss at all so....

Cassidy: Are we ready for a motion?

Rude: Just as a reminder, your options this evening are a favorable recommendation, an unfavorable recommendation, no recommendation or to continue to a future meeting. So in having a discussion on how the board wants to move forward, those are kind of are the four

Garrett: Adam, maybe for public record, can we clarify what an unfavorable and just a no recommendation, what the difference is there? Are they the same?

Rude: No. I think an unfavorable kind of speaks for itself. The request being made by the petitioner, the plan commission feels that that zoning classification does not make sense. No recommendation essentially just, I would interpret it as a consensus on favorable or unfavorable couldn't be arrived so yeah it's just not sending anything on to city council and they are just making that decision on their own.

Audience and board members talking at once. No one is clearly audible.

Cassidy: Please....

Nolley: Can we, tell me how this works. Going back to what Scarlett said, can we approve, make a favorable recommendation for annexation subject to a different or are we just yes or no on the whole thing?

Rude: So the question of annexation is not one for the plan commission to consider. It's solely in the city council's purview. The zoning piece is the only, so whether or not any of you on the

plan commission support or don't support the annexation is not part of the discussion this evening. The city council can deal with that in the future.

Nolley: Okay. So it's really the zoning period is what we're....?

Rude:....(inaudible)... any other support or opposition to the project or annexation of the 429 acres is not what we're doing this evening.

Nolley: Robert's Rule of Order, am I allowed to make a recommendation or not a motion when you call for.....? I don't know if the vice president, I had a restriction on that?

Rude: Yeah so once the chair has entertained a motion, anyone can make that motion once we....(inaudible)...

Nolley: Okay.

Cassidy: Okay are we ready for a motion?

Inaudible conversation among board members.

Nolley: I will make a motion for an unfavorable recommendation to city council.

Schuler: I second.

Cassidy: We have a motion.....

Nolley: I would also call for a voice vote if it's permitted.

Comstock: Can I ask a question on that? So you said you are motioning for an unfavorable?

Inaudible comment.

Comstock: So if we say like is this a double negative thing?

Several people speaking at once; no one is clearly audible.

Schuler(?): If you vote yes, you are voting for unfavorable.

Rude: Yeah if you agree with Mr. Nolley's motion, you vote yes. If you disagree, you vote no.

Comstock: Okay, I just wanted to make sure.

Rude: And I'll I know there was a request for a voice vote but I'll leave that to the chair or the president.

Nolley(?): Is that motion clear enough? It's clear enough that we would be against the rezoning of this to IG.

(?): Verbal.

Cassidy: Yes we can have a verbal.

Rude: Yeah so I'll call a roll on this and again, clarification. The motion is for an unfavorable recommendation by Mr. Nolley. If you agree with that, it is a yes vote. Disagree with that is a no vote. I will.....

Nolley:(inaudible)....easier.

Rude: I will call the roll then. Mr. Claxton - yes, Ms. Means-Davis - yes, Ms. Tinsley-Price - yes, Mr. Schuler - yes, Mr. Garrett - yes, Mr. Cassidy - yes, Mr. Nolley - yes, Ms. Soviar - yes, Mr. Hall - yes, Mr. Lux - yes and Mr. Comstock - yes.

Loud clapping and cheering from the audience.

Cassidy: Please sit down.....(inaudible)....Please sit. This will go back to city council on the 21st?

Rude: I believe it's the 21st, yes.

Cassidy: On the 21st and then they will make their recommendation. They'll make their decision from there.

Audience interruption.

Cassidy: Hold on just a moment.

Schuler: Everybody, follow this through.

Audience cheering and clapping loudly.

Cassidy: Hold on.

Means-Davis: I know I'm your city council liaison person here (?) council but

Audience interruption.

Cassidy: Please, folks.

Means-Davis: Monday was, I'm not sure the nicest way to say it. We were not prepared for the amount of people that were there so I am going to ask, I'm gonna ask that we have our meeting here so that everybody will be able to....(inaudible)...

Loud clapping and cheering from audience members.

Cassidy: So that will go back to city council on the 21st. I guess you watch social media, check in with the city.

Interruption by audience member.

Nolley: Folks, we ask you to be respectful to them as well okay? They have a job to do. They did their job. Be respectful.

(?): What time?

Cassidy: Probably 6 o'clock.

(?): Inaudible comment.

Cassidy: 6 o'clock so on the 21st, which would be two weeks.

Interruption by audience members and inaudible speaking.

Cassidy: Anything from you, Adam?

Rude: No. Nothing under Discussion. I'll remind the plan commission members we had a regularly scheduled meeting later this month. Uh just in preparation, you know, in preparing for this meeting and other things, we do not have an annual report to present there so we will end up cancelling that meeting and just push that annual meeting to the regular February meeting. I don't think we've sent out that email to you all yet but you 'll get that email sometime soon that we'll just won't have that regular. But that's it. Thank you all.

Cassidy: Thank you all. Motion to adjourn?

Nolley: Before he adjourns can I get a go Hoosiers for this weekend?

Wild cheering and clapping from audience members.

Garrett: Motion to adjourn.

Meeting adjourned

