

25R-26

SPONSOR: Janet Venecz,
Councilwoman-At-Large

RESOLUTION NO. 2025-R26

A Resolution of the Hammond Common Council Approving the First Amendment to Development Agreement Among the City of Hammond, Indiana, the City of Hammond Redevelopment Commission, 301 Digital Crossroads, LLC, Decennial Group, LLC, and CoreWeave, Inc. regarding the Project at 100 Digital Crossroads Drive

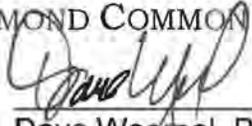
WHEREAS, the City of Hammond, Indiana ("City"), City of Hammond, Indiana Redevelopment Commission (the "Commission"), and the governing body of the Hammond, Indiana Department of Redevelopment (collectively the "City Parties"), approved and adopted a First Amendment to the Development Agreement dated June 3, 2025, among the City of Hammond, Indiana, the City of Hammond Redevelopment Commission, 301 Digital Crossroads, LLC, Decennial Group, LLC, and CoreWeave, Inc. regarding the Project at 100 Digital Crossroads Drive; and

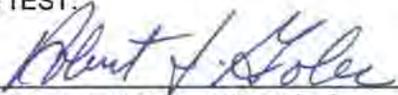
WHEREAS, the City Parties are requesting the Hammond Common Council ratify and approve a First Amendment to Development Agreement;

NOW, THEREFORE, BE IT RESOLVED by the Hammond Common Council, as follows:

1. The First Amendment to Development Agreement Among the City of Hammond, Indiana, the City of Hammond Redevelopment Commission, 301 Digital Crossroads, LLC, Decennial Group, LLC, and CoreWeave, Inc. attached hereto as Exhibit "A", is hereby in all respects approved, ratified and confirmed.
2. This Resolution shall remain in full force and effect after its adoption by the Common Council and approval by the Mayor.

HAMMOND COMMON COUNCIL

By: 
Dave Woerpel, President

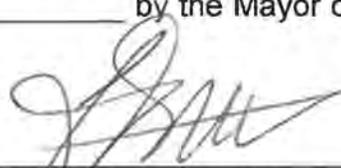
ATTEST:

Robert J. Golec, City Clerk

PRESENTED BY ME, the undersigned City Clerk of the City of Hammond to the Mayor of said City for his approval on the 23rd day of December, 2025.



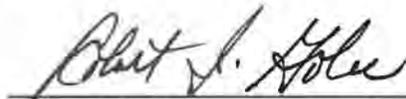
Robert J. Golec, City Clerk

The foregoing Resolution No. R26 consisting of two (2) typewritten pages, including this page was Approved by the Mayor on the 23rd day of December, 2025.



Thomas M. McDermott, Jr.
Mayor, City of Hammond

Passed by the Common Council on the 22nd day of December, 2025, and Approved by the Mayor on the 23rd day of December, 2025.



Robert J. Golec, City Clerk

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the "Amendment") made as of this 16th day of December, 2025 (the "Effective Date"), by and among the City of Hammond, an Indiana municipal corporation as defined under Indiana Code 5-10-9-1 (the "City"), the City's Redevelopment Commission (the "Redevelopment Commission"), 301 Digital Crossroads, LLC, a Delaware limited liability company (the "Developer"), Decennial Group, LLC, a Delaware limited liability company ("Decennial") and CoreWeave, Inc., a Delaware corporation (the "Tenant") (the City, the Redevelopment Commission, Developer, Decennial, and Tenant are herein referred to collectively as the "Parties", and separately as a "Party").

WITNESSETH:

WHEREAS, on or about June 3, 2025, the Parties entered into a Development Agreement for the construction of an approximately 450,000 square foot data center located at 100 Digital Crossroads Drive, Hammond, Indiana; and

WHEREAS, the Development Agreement calls for the contingency deadline being December 30, 2025; and

WHEREAS, circumstances have arisen where the Parties desire to extend the contingency deadline an additional sixty (60) days;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereby agree as follows:

1. The contingency deadline is hereby extended sixty (60) days; up, to and including March 2, 2026.

- 2. All other terms, conditions and covenants of the Development Agreement entered into between the parties shall remain unaltered and in full force and effect, except as herein expressly modified or supplemented thereto.

IN WITNESS WHEREOF, the parties have executed this First Amendment to Development Agreement as of the day and year first written above.

CITY: CITY OF HAMMOND, INDIANA

By: _____
Dave Woerpel, Common Council President

and

By: _____
Thomas M. McDermott, Jr., Mayor

REDEVELOPMENT COMMISSION: CITY OF HAMMOND REDEVELOPMENT COMMISSION

By: _____
Tony Hauprich, President

ATTEST:

Tiffany Mosley-Shelton, Secretary

TENANT: COREWEAVE, INC.

By: ^{DocuSigned by:} Mike Intrator

Title: Chief Executive Officer

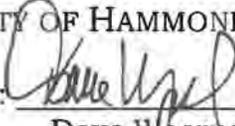
2. All other terms, conditions and covenants of the Development Agreement entered into between the parties shall remain unaltered and in full force and effect, except as herein expressly modified or supplemented thereto.

IN WITNESS WHEREOF, the parties have executed this First Amendment to Development Agreement as of the day and year first written above.

CITY:

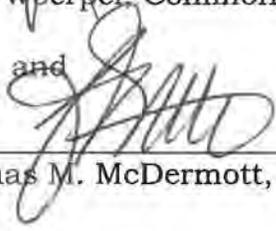
CITY OF HAMMOND, INDIANA

By:


Dave Woerpel, Common Council President

and

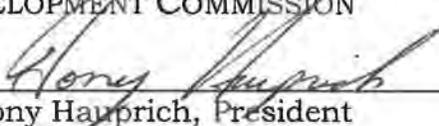
By:


Thomas M. McDermott, Jr., Mayor

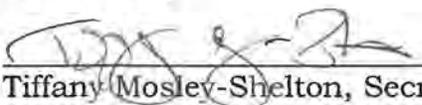
REDEVELOPMENT
COMMISSION:

CITY OF HAMMOND
REDEVELOPMENT COMMISSION

By:


Tony Hauprich, President

ATTEST:


Tiffany Mosley-Shelton, Secretary

TENANT:

COREWEAVE, INC.

By: _____

Title: _____

DEVELOPER:

301 DIGITAL CROSSROADS, LLC
a Delaware limited liability company,

BY: DX HAMMOND MEMBER, LLC, a Delaware
limited liability company, its member

BY: PRINCIPAL REAL ESTATE INVESTORS,
LLC, a Delaware limited liability
company, its authorized signatory

By: David Straka
David Straka Dec 12, 2025 20:31:24 CST
Name: David Straka
Title: Managing Director

By: Kevin James Welsch
Name: Kevin James Welsch
Title: Managing Director

BY: DECENNIAL DATA CENTER I, LLC, a
Delaware limited liability company, its
managing member

By: David Pavlik
boxSIGN 197QWZVW-18X56586
Name: David Pavlik
Title: Authorized Signatory

DECENNIAL:

BY: DECENNIAL GROUP, LLC, a
Delaware limited liability company

By: David Pavlik
boxSIGN 197QWZVW-18X56586
Name: David Pavlik
Title: Authorized Signatory