

SPONSOR: Council President Janet Venecz

RESOLUTION No. 2026- R04 **26R-04**

A Resolution of the Hammond Common Council Approving the Second 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 Second Amendment to the Development Agreement dated March 3rd, 2026, 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 Second Amendment to Development Agreement;

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

1. The Second 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.

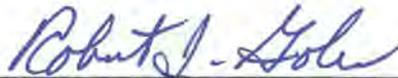
HAMMOND COMMON COUNCIL

By: Janet Venecz
Janet Venecz, President

ATTEST:

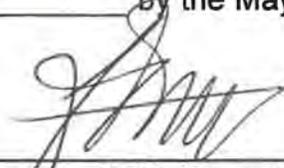
Robert J. Golec
Robert J. Golec, City Clerk

PRESENTED BY ME, the undersigned City Clerk of the City of Hammond to the Mayor of said City for his approval on the 10th day of March, 2026.



Robert J. Golec, City Clerk

The foregoing Resolution No. RO4 consisting of two (2) typewritten pages, including this page was Approved by the Mayor on the 11th day of March, 2026.



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

Passed by the Common Council on the 9th day of March, 2026, and Approved by the Mayor on the 11th day of MARCH, 2026.



Robert J. Golec, City Clerk

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

This SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (the "Amendment") made as of this 3rd day of March, 2026 (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, on or about December 16, 2025, the parties entered into a First Amendment to Development Agreement extending the contingency deadline to March 2, 2026; and

WHEREAS, circumstances have again arisen where the Parties desire to extend the contingency deadline date;

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

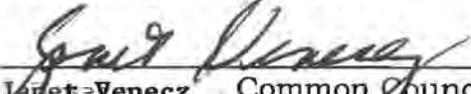
1. The contingency deadline is hereby extended up to and including June 30, 2026.

- 2. Developer, Decennial, and Tenant acknowledge and agree to the requirements to comply with IC 6-2.5-15 - et. seq.
- 3. All other terms, conditions and covenants of the Development Agreement and the First Amendment to Development Agreement entered into between the parties shall remain unaltered and in full force and effect, except as herein expressly modified or supplemented thereto.

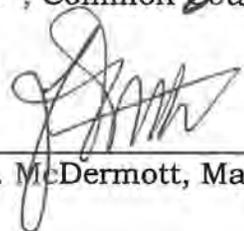
IN WITNESS WHEREOF, the parties have executed this Second Amendment to Development Agreement as of the day and year first written above.

CITY:

CITY OF HAMMOND, INDIANA

By: 
 Janet Venecz, Common Council President

and

By: 
 Thomas M. McDermott, 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: CEO

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: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

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

By: _____

Name: _____

Title: _____

DECENNIAL:

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

By: _____

Name: _____

Title: _____

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 (Feb 27, 2026 14:20:41 CST)

Name: David Straka

Title: Managing Director

By: Rick Strawn
Rick Strawn (Feb 27, 2026 14:21:01 CST)

Name: Rick Strawn

Title: Managing Director

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

By: _____

Name: _____

Title: _____

DECENNIAL:

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

By: _____

Name: _____

Title: _____

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: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

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

By: David Pavlik

Name: David Pavlik

Title: Manager and Authorized Signatory

DECENNIAL:

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

By: David Pavlik

Name: David Pavlik

Title: Manager and Authorized Signatory