

The regular meeting of the Hammond Common Council of the City of Hammond, Lake County, Indiana was held on June 09, 2025 in the Hammond City Council Chambers and was available to be viewed at gohammond on Facebook, gohammond.tv live and per Zoom.

Council President Dave Woerpel presided.

Council Coordinator Carmen I. Balboa facilitated.

PLEDGE OF ALLEGIANCE was recited by all.
Moment of silence observed.

ROLL CALL

PHYSICALLY PRESENT: Spitale, Venecz, Kalwinski, Salinas, Tyler, Emerson, Rakos, Woerpel

ELECTRONICALLY PRESENT PER ZOOM: None

ABSENT: Alexander

TOTAL: 8

MAYOR'S ADDRESS

Mayor McDermott- Hi, for the activity log for June 9th, good to see everybody. Thanks for being here. The last couple weeks have been pretty busy. I internally met with attorneys and the Economic Development team a couple weeks ago in regards to a piece of property we're looking at in North Hammond. It's available for redevelopment and it's completely underdeveloped. It's something that we're getting ready to approach the Council with and talk to you all about. I also met with Enrique Meza from the Hammond Optimist Youth Sports talking about what's going on over there in the 4th District. I had breakfast with Councilman Barry Tyler a couple weeks ago, talking about the 3rd District's issues. It was nice to get together with the Councilman. I had a meeting with our 2 representatives from South Shore Convention and Visitors Bureau about issues between the City of Hammond and South Shore Convention and Visitors Bureau. As you all know, my appointee to the board is Kym Roberts who is in charge of the Sportsplex. The Hammond Council appointment is Bernie Grisolia. There's a lot going on right now, if you guys have any questions about any issues going on, I'm more than happy to talk with you about them. I appeared on WJOB in the morning with Jim Dedelow last week. I did an hour and a half on the show. We talked about a variety of issues related to the City of Hammond. I had lunch with Indiana State Rep Mike Andrade getting caught up on the culmination of the 2025 General Assembly session. I had a meeting in Porter County with a company that's interested in a piece of property located in the City of Hammond. It's a significant development in the 3rd District. It's a factory. It's a very good piece of property if we can snag it from Porter County. We're real happy about that. I think I'll be able to approach Council soon with more details on that. It's about the old Walmart, Councilman. I had a meeting with Father Mark Kurowski of the Church of Saint Raphael the Archangel regarding the rules surrounding quiet zones for trains, particularly in Hessville. I appreciate Father Mark for approaching me on that. I had lunch with the Mayor of Whiting, Mayor Steve Spebar, regarding issues between the City of Whiting and the City of Hammond. I think we worked out quite a bit at that meeting. I had my usual monthly Police Captains meeting. It's always good to get together with the Captains and the Chiefs in the Police Department and make sure we are all on the same page. I had a meeting with a major tech AI company, and their executives about a major Economic Development project to be located hopefully within the City of Hammond. I have a feeling we'll talk more about that later today. I had a meeting with Coach Dave Sutkowski, the former coach of the Hammond

*Prepared by
Robert J. Golec
Hammond City Clerk*

MAYOR'S ADDRESS cont.

Mayor McDermott cont.- Chiefs regarding Coach Dave's new role as the coach of the Hammond collegiate baseball team that plays out of Riverside Park in the 4th District. The name of that team is the Hammond Beavers. Congratulations, Coach Dave, on returning to Hammond with another collegiate baseball team. I met with Albert Ochoa on behalf of the HUGS organization in regards to the annual Mexican Independence Day parade in Hessville. I attended meetings with attorneys for the Hammond Sanitary District regarding updates on important litigation taking place within the district. Last but not least, I attended the annual City of Hammond Builder's Luncheon at the Lost Marsh Golf Course. I have a lot to talk about as the resolutions come up today. I'm not sure if you have any more questions for me, but I will be staying for the debate. If you have any questions on anything else, I'm available to answer them.

APPROVAL OF MINUTES

Councilman Salinas, supported by Councilman Emerson, moved to approve the minutes of May 27, 2025 and place on file. AYES: ALL

APPROVAL OF CLAIMS

Councilwoman Venecz, supported by Councilman Tyler, moved to approve the claims dated May 21, 2025 and ending with claims dated June 4, 2025. Claim #4500 through #4890, inclusive. In the amount of \$9,051,068.76.

ROLL CALL VOTE (claims)

AYES: Spitale, Venecz, Kalwinski, Salinas, Tyler, Emerson, Rakos, Woerpel

NAYS: None

ABSENT: Alexander

Motion carried

8/0/1

CLAIMS APPROVED

PUBLIC HEARINGS

25R-12 A Resolution of the Hammond City Council Confirming Resolution No. 24R-20A2 That Designated and Established a Certain Area of the City of Hammond, Indiana as an Economic Revitalization Area

Council President Woerpel- Does anybody wish to speak on this issue? (x3) Hearing none, public hearings are closed.

COMMUNICATIONS

Councilman Tyler- I think we've already mentioned this, but just wanted to re-announce I guess, or announce once again that the Mayor, you're hosting your Juneteenth program next, Thursday at 10am at MLK Jr. Park. It starts at 10am and the program will run from 10-12 and then from 12-2 there will be a car show as well. I'm so excited for our city once again to be hosting the Juneteenth program at MLK Park. Thank you.

*Prepared by
Robert J. Golec
Hammond City Clerk*

COMMITTEE REPORTS

Community and Crime Watch Committee - Upcoming meetings:

Hessville Crime Watch; Thur., June 19; 6 p.m.; HC3 Community Center
Whiting-Robertsdale Crime Watch; Thur., June 12; 6:30 p.m.; Calumet College

Councilwoman Venecz-I would also like to announce that this coming Wednesday, the Hammond Police Department is hosting a pop up picnic at Edison Park from 12-2, so we invite neighbors, children, please come out and visit with the police officers and get to know them because community is not just about me, it's about us.

Capital Improvement Board - Councilman Salinas - Report from June 2, 2025:

Funding Allocation # 249 – Michigan /US20 Bridge Widening over Kennedy Ave – INDOT – in the amount of \$165,792.45

Funding Allocation # 250 – General Engineering Services – First Group Engineering – in the amount of \$50,000

Funding Allocation # 251 – Memorial Park Construction Engineering – American Structure point – in the amount of \$175,935.01

Funding Allocation # 253 – Hohman Avenue Phase 2 Construction – INDOT– in the amount of \$882,659.96

ORDINANCE 3RD READING - FINAL PASSAGE

None

INTRODUCTION OF ORDINANCES

25-13 An Ordinance to Appropriate Funds from the Operating Balance for the Hammond Park Department

Councilwoman Venecz, supported by Councilman Spitale, moved the proposed ordinance to 1st and 2nd reading by title, referred it to the Council as a Whole Committee for June 23, 2025 at 5:15 p.m., and a Public Hearing on June 23, 2025.
AYES: ALL

25-14 An Ordinance to Appropriate Funds in the Hotel/Motel Innkeepers Tax Fund for the Hammond Park Department

Councilwoman Venecz, supported by Councilman Spitale, moved the proposed ordinance to 1st and 2nd reading by title, referred it to the Council as a Whole Committee for June 23, 2025 at 5:15 p.m., and a Public Hearing on June 23, 2025.
AYES: ALL

RESOLUTIONS

Council President Woerpel- I would ask everybody that's following along to turn to page 2 and we're going to start with item number E under resolutions. That is 25R-16.

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Robert J. Golec
Hammond City Clerk*

RESOLUTIONS cont.

25R-16 A Resolution of the Hammond Common Council Approving the 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

Councilwoman Venecz, supported by Councilman Rakos, moves for adoption

Councilwoman Venecz- This is a development agreement that has already gone through Redevelopment and it is amongst the City of Hammond Redevelopment Commission, 301 Digital Crossroads, LLC, Decennial Group, LLC, and CoreWeave, Inc. Regarding the project at 100 Digital Crossroads Drive

Council President Woerpel- We do have representatives from that company here that have a small presentation for us.

Mayor McDermott- I appreciate Councilwoman for introducing this. We have 3 Resolutions pending before the Council tonight over a very important Economic Development project. I'm going to introduce CoreWeave and the group that's here today. So CoreWeave is an A.I. cloud computing company that specializes in providing graphics processing units, accelerated computing infrastructure for A.I. developers and companies. The City of Hammond has been working with CoreWeave and Decennial Group for over a year on this particular development agreement. Decennial will construct and CoreWeave will locate in a new 450,000 sq ft building at 301 Digital Crossroads Drive signing a 20 year lease. CoreWeave is already a tenant at that existing data center at 100 Digital Crossroads Drive and will remain there as well. Investment amount is in the billions of dollars. Like, let that rest with you. Hammond's worth about 3 billion dollars and change, assessed value. This project is much bigger than the entire assessed value for the entire city. Now granted, because of state laws, a lot of that is not going to be applicable to our assessed value, but this is the largest project we've ever worked on in the City of Hammond. The investment amount is in the billions of dollars over the next 20 years. Thousands of construction jobs will be created and over 35-90 permanent jobs are expected to be created with salaries all over 75k each. Decennial is requesting the 10 year standard tax abatement on the construction of the building, and CoreWeave is requesting a 20 year 100 percent technology deduction on their equipment at their current location and at their upcoming space. In return for these abatements if we agree to them, the City of Hammond will receive a community impact payment for the next 20 years for up to 4 million dollars a year. It's an incredible impact for the City of Hammond. We've been talking about permanently funding our scholarship program. This is the permanent funding source if we can get everything done with this. College Bound conveniently costs right around 3-4 million dollars a year, and our impact payments under this agreement for the next 20 years, will cover College Bound scholarship payments. 20 years. Think about that. Councilman Barry's got 2 young men in his house right now. It would cover them Barry. I don't know their age off the top of my head, but your kids would be covered with College Bound. People that have 1 year olds would be covered under the college scholarship. We'd be able to tell everyone that lives in the City of Hammond, and their kids. College Bound has got you covered. That's gonna help us sell houses. It's gonna help us keep our population, and we're gonna have the biggest most advanced data center in the United States located right here in our city. Incredible impact for our city. The timeline of all this will begin once the power agreement is signed by the land owner, Decennial, and NIPSCO. So basically, what we're doing is putting in place the ability to make this happen. The power is the big question of the day. Nipsco is trying and deciding on how they are gonna get us this power. I think what we are doing is very smart right now. If we approve this agreement, and we give Decennial, and we give CoreWeave what they're looking for and we show them we're all in, and we lay it at NIPSCO's doorstep, all NIPSCO has to do is get us the power, we could be looking at the biggest Economic Development project the City of Hammond has ever done. I strongly recommend you guys approve this. I think it's a great, an amazing opportunity for our city. I'm so glad that CoreWeave picked our city for their big expansion. I want to thank CoreWeave. I want to thank Decennial. I want to thank everybody that's been involved in

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RESOLUTIONS cont.

Mayor McDermott cont.- this project. It's been a long effort and I'm very glad we're here. I don't know if you have any questions or if you want to go to the presentation, Councilman.

Council President Woerpel- Does anybody have any questions for the Mayor at this point?

Mayor McDermott- Could I talk a little bit about power? I know that's an issue.

Council President Woerpel- Yes

Mayor McDermott- I've had multiple meetings with the CEO of NIPSCO about this issue. If this is chosen, this will be NIPSCO's biggest customer. I think NIPSCO wants this also. I think we're all trying to figure out how to make it happen. I think Hammond Council approving this lays it on NIPSCO's doorstep. I think this is very wise. I do want to acknowledge that NIPSCO is the last step we need to make this whole thing happen. I know there was concern about that, so I wanted to address it.

Councilman Salinas- Mr. Mayor, with regards to the data center, we listened to the gentlemen earlier, they were mentioning that a lot of the center's being cooled by air handlers and not water cooling.

Mayor McDermott- right, that's changed.

Councilman Salinas- So then, what's the significance of putting them on our lakefront?

Mayor McDermott- This is a rhetorical question ok, if you all have been noticing what's going on with data centers across Indiana and across the country, in a lot of places that companies like CoreWeave go to, aren't welcoming them with open arms. In fact, a lot of places it's outright hostility when data centers want to locate in their facility. Part of the reason is, they're located too close to neighborhoods. You can't get farther away from neighborhoods as our peninsula, the data center peninsula we're calling it now. You can't get farther away from neighborhoods than you can on that peninsula. It's surrounded by power, which is wonderful. It's real close to the City of Chicago, which I imagine is also appealing and you get the amazing advantages of Hoosier low taxes. It's really in my opinion the perfect data center site.

Councilman Salinas- Thank you

Mayor McDermott- Any questions? Councilman Woerpel, I appreciate you letting me speak.

Council President Woerpel- Thank you. Would you guys like to come up and introduce yourself and make your presentation, please?

Mike Terlizzi, Senior Vice President of Data Center Operations for CoreWeave- Good evening, Mike Terlizzi, Senior Vice President of Data Center Operations for CoreWeave. As the Mayor mentioned, we are a specialized cloud computing company. Our focus is specifically on Artificial Intelligence. A little bit about our company, we are headquartered in Livingston, New Jersey. We're roughly about 1,000 employees strong and growing. 2024 revenues of 1.9 billion dollars which we are forecasting to double by the end of 2025. We currently operate 33 data centers across North America and in Europe. It accounts for about 460 megawatts of total critical capacity and we have another 1.6 gigawatts of power under contract which we will be delivering over the next 4-5 years. We're super excited about this project at 180 megawatts it would be one of our largest expansions. Our focus really here is to differentiate ourselves in

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RESOLUTIONS cont.

Mike Terlizzi, Senior Vice President of Data Center Operations for CoreWeave cont.- our entire compute stack and the foundation of all of that is the data center, from the site selection to where we locate it, the availability to effectively build and deliver this project and then the people in the community that are there to help support it with the staff that the Mayor had mentioned. Can I answer any questions about the company before I hand it over to Decennial folks?

Council President Woerpel- Sir, the questions that were raised about the power, that's what the negotiations is about, is making sure that they can provide the power that you need, correct?

Mike Terlizzi, Senior Vice President of Data Center Operations for CoreWeave- Yes sir, that's correct.

Council President Woerpel- And this is the development agreement that is in front of us tonight and these other two resolutions, and Mayor, this question is kinda to you and Kevin Smith, basically saying, once they work that out, we're in total support of this, correct?

Mayor McDermott- Absolutely Councilman.

Council President Woerpel- But, this doesn't lock us down as far as any agreement with NIPSCO or anything like that?

Mayor McDermott- That's a great question, Councilman Woerpel. There was concern on that on both sides of this that should NIPSCO fail to come through with the power that we need for this project, this agreement that we're approving tonight dies. All of it. There's no liability on their side of the fence. There's no liability on City of Hammond's side of the fence. That was something that was worked out with our attorneys. Hopefully this agreement becomes valid once NIPSCO gives us the power we need. If NIPSCO fails, everything we're doing tonight, disappears.

Council President Woerpel- And this basically shows NIPSCO that the City of Hammond is in full support of this as long as they work the agreement out as far as the power?

Mayor McDermott- Yes sir. I think NIPSCO wants this to happen too, but I think that it's the last step is NIPSCO. They could say yes, or they could say no.

Council President Woerpel- I mean, this is, one last question, I don't know how to word this, This basically says the City of Hammond isn't just peeing in the wind as far as we want a data center. This is basically saying you guys work out the details and we support this project, correct?

Mayor McDermott- It shows that we're all in, Councilman. I think it's a smart show. First off, there's a lot of people that we respect standing up here right now. CoreWeave, we respect. Decennial, we respect. We don't want anybody to walk away. We were always interested in this project. I think what we're doing tonight shows a lot of people that are investing a lot of money in our city that we support it. I think that's important for NIPSCO as well.

Council President Woerpel- Thank you. Any further questions?

Councilman Kalwinski- Maybe this is a good time to interject that, I mentioned this earlier in the caucus because it was a concern to me and it still remains a concern, and that is, it's forecasted that just a handful of hyperscaler data centers coming to Northern Indiana will use more electricity by 2030 than all Indiana residential customers, more than all Indiana commercial customers, and almost as much as all Indiana industrial customer used to date. This isn't just about these guys. This is about the 14 data centers that are projected right now under the NIPSCO umbrella. So the concern

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RESOLUTIONS cont.

Councilman Kalwinski cont.- is, how are they going to do that? 6 months ago, you said they didn't have a handle on it, and they couldn't go forward, what changed?

Mayor McDermott- Councilman, I think one of the things I learned about data centers in the short time we've been doing this, a year plus, is out of the 14 data centers you mentioned, Maybe 1 or 2 of them actually happen. A lot are going to fail because of the power and because of the location. This isn't one of them. This is in a perfect location for a data center, surrounded by power, granted, it's not enough to get it done. I think our location in Hammond, I can't talk about the other 13, but our location in Hammond is about as perfect as it gets in the state.

Councilman Kalwinski- I'm not knocking the idea.

Mayor McDermott- I know. That's what we're talking about though, Councilman.

Councilman Kalwinski- NIPSCO needs to present to us in a way that makes us secure that residents will continue to be prioritized as these data centers go forward.

Mayor McDermott- That's a separate issue, personally. I'm not going to tell you how to think about it, Councilman.

Councilman Kalwinski- I think NIPSCO needs to present to us, to give me at least a comfort level about all this before we proceed because we're on thin ground and there are no decisions made and, but we are planning on moving this thing forward, but I don't think we have all the answers, and I think for myself, I'd be neglectful to go forward without having those answers.

Mayor McDermott- Ok. I appreciate that, and I respect it, but I do want to point out, from my seat, I want to show amazing investors, that we're in this, and that's why we're doing this. If I left it up to NIPSCO, NIPSCO may wait a year, a year and a half, and then what's going to happen to the money and the investors? Are they still be here in a year, year and a half from now? We're taking a chance if I wait for NIPSCO. We're taking a chance. I think this shows these important people that we support this project. If NIPSCO kills it, we can't control that. I don't think anybody's gonna be happy about it, but I think this is in our power, and for me it's a show of support to amazing people that want to do amazing things in our city. So that's where I sit. I respect your opinion.

Councilman Kalwinski- I appreciate yours too.

Council President Woerpel- Mayor, real quick, Mayor. That was kind of the point of my question, because we're kinda in the spot here of, what if NIPSCO negotiates a great deal with them, and the City of Hammond ain't all in? That's gonna put NIPSCO on the spot.

Mayor McDermott- You said it, not me, Councilman.

Council President Woerpel- Right, I mean, if we turn around and we don't show these guys that we're serious, what's to prevent them from walking?

Mayor McDermott- What's to prevent them from going to Valparaiso?

Council President Woerpel- Right.

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RESOLUTIONS cont.

Mayor McDermott-Valparaiso doesn't have the same concerns that the Councilman has. Valparaiso's like, let's do this in Valpo.

Council President Woerpel- I'm not trying to argue with anybody.

Mayor McDermott- No, I agree with you. I don't want to see this located anywhere else but the City of Hammond. That's why I'm here right now pushing.

Council President Woerpel- This is just, again, like I said, a developmental agreement that says when they work the power out, we're for this project, correct?

Mayor McDermott- Yes sir, exactly.

Council President Woerpel- Thank you.

Councilman Kalwinski- However, if they have the power to operate these data centers, in the event that something occurs, and there's a shortage, who gets prioritized?

Mayor McDermott- They don't have the power to get this done. They have to buy it. That's part of what we're doing right now. They have to go out on the open market and buy power from solar plants and wind farms and other states and they put it on the grid and then NIPSCO brings it over here to fill our data centers. They don't have the power. They have to buy it, and that's part of the problem that we're seeking right now. They have to go on open market and buy hundreds of millions of dollars worth of electric for the next 20 years. That's part of what we're doing right now. Can we let them talk?

Brian Anderson, DMA- I was just gonna add to that to that exact point, you have 2 checks and balances there. You have state law which requires resource adequacy for all of your utilities, meaning they must demonstrate that they can serve their obligations at least 3 years out into the future. If they don't IURC can compel them to go out and purchase more capacity to ensure to the point where IURC is confident that they can serve their obligations out into the future. Second, you have MISO, which is your kind of regional transmission operator that regulates a lot of utilities making sure everybody has enough capacity and they kind of run the entire middle part of the United States. They too can compel utilities to go out, make sure they have enough power to acquire and serve all customers, not just prioritizing one versus the other. Not to speak on behalf of NIPSCO, not to try to assuage that concern, but I do think that you do have some comfort in the fact that you have state law and you have a regional transmission operator kind of on your side to make sure that these utilities are serving everyone and maintain keeping the lights on.

Councilman Kalwinski- I appreciate that. That does help. I still would like NIPSCO to talk to us. I think that's important that we hear from them because all this appears to be, it could be doable, and it might be doable, and I hope it is, but in the event that there are shortages of power and they can't get it from other vendors quick enough, who gets browned out? I'm concerned about that, because that's going to be an issue in time with projected 30 data centers in Indiana.

Mayor McDermott- Councilman, one of the things that NIPSCO's doing right now, is they're making a spinoff company, they're attempting to and they're trying to get permission from the IURC to make a spinoff company, I forget what they called it.

RESOLUTIONS cont.

David Pavlik, Decennial Group- GenCo

Mayor McDermott- Thank you, GenCo. That spinoff company would deal directly with data centers and would separate data centers completely from the residential, and that's not necessarily a good thing for residential quite frankly because data centers will help us drive our energy bills down if we're all in the same boat. NIPSCO is attempting to split them up with the IURC right now which would address your concern, but I don't think it would do any good for us rate payers, being honest. I think we'd be paying lower power bills if we were all together. That's one of the things I've learned in this. It seems like, by splitting them off, it's good for NiSource because the profits the data centers are gonna give go straight to NiSource and their shareholders, and us over here in the utility, our utility payments are going to the same place. I think NIPSCO is attempting to do that as we speak, Councilman Mark.

Councilman Kalwinski- I appreciate that. I remember reading a little bit about that, but I appreciate the summary.

David Pavlik, Decennial Group- If I may add one point to that, Council member, data centers operate with 99.9999 percent up time, so we are a very stable user of power from the grid, and that allows NIPSCO to work with it's kind of parent organization, as he was alluding to, MISO, to plan out the construction of new generation, whether that's natural gas or wind power, or solar plants, or nuclear, far beyond just the NIPSCO region. Data centers substantiate that load and are a very large stable user, so we pop up the grid as kind of a planning exercise for this. You're not wrong at all to have concerns about the overall planning process, and ensuring that when these data centers come forward for an inner connection, that NIPSCO is abiding by the law to identify the generation that we're gonna use and in this case, require us to contract for some period of time so that nobody is left without power. It's also important to note that this won't be using power until early 2027, so we have between now and 2027 to finalize the procurement of power, some of which will come off of power plants aren't even built yet.

Councilman Kalwinski- So you'll build in 2027? Is that what you said?

David Pavlik, Decennial Group- We start building really as soon as NIPSCO approves the power.

Councilman Kalwinski- When is NIPSCO building their plant that's in talks, and when would your facility be done?

Mayor McDermott- When I spoke with the CEO of NIPSCO, he addressed first off, a lot of these options are out of state, solar power, wind farms, nuclear energy, but a lot of the in state, they asked straight up, if Hammond would be interested in what they call peaker, natural gas peakers, that NIPSCO plans to put all throughout their service territories which are small little generating units that are run by natural gas and they generate electricity, and it's clean. I think that's part of NIPSCO's plan going forward, but I'm not sure, maybe they could because they've been working close with NIPSCO. I think a lot of these questions are more appropriately directed to NIPSCO in my opinion. I do know that one of their plans is to use these natural gas peakers throughout the service territory. If you notice, NIPSCO is shutting down power plants right now, simultaneous to all this.

Councilman Kalwinski- So if you build and you complete your build, and NIPSCO still hasn't built their plant

Mayor McDermott- NIPSCO can't commit to this without the power, Councilman. They can't commit to this without knowing for a fact. That's why these gentlemen have put 25 million dollars forward I think, 30 million dollars to NIPSCO for power into the future. They needed that and they did it. 30 million dollars, no guaranteed return, just here you go NIPSCO, 30 million dollars to buy power for the next 20 years. NIPSCO needed that down, just to start contracting with these out of state power providers and they came up with that huge amount of money already.

*Prepared by
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Hammond City Clerk*

RESOLUTIONS cont.

Councilman Kalwinski- Alright, thanks.

David Pavlik, Decennial Group- So, I'm Dave Pavlik, Co-Founder of Decennial Group. We're based out of Chicago. I was born and raised in Chicago. I just wanted to thank you for your support. When we decided to acquire the building 1 of the Hammond Data Center Campus in 2021, we bought it mid construction. It was really important for us to feel comfortable acquiring that asset and making the investment at the caliber we were. It was really important to know that the community and really that the leadership from the Mayor's office was gonna be there. We sat with Mayor McDermott, gave him our plan and vision for what we were going to do, we shook hands that it wasn't going to be easy, but that we would stick with this thing, and if we did, we hoped it could be the home for artificial intelligence when people weren't really talking about artificial intelligence at all. When we started with building 1, Chat GPT was not even a thing. It wasn't even an idea at that point. Through a lot of hard work from a lot of people, from contractors, we've spent well over at this point, well over 80 million dollars with local contractors for electrical, mechanical, plumbing, roofing, re-roofing, fiber, which Councilman, is another reason why this is a really important site. It sits on some of the densest fasted fiber in the United States which we made an investment to put in. The Mayor shook our hand, and said I'll stick with you if you stick with us in Hammond, and you've been a phenomenal partner. You probably should put on a class for some of the other communities out there that we are trying to build data centers for. So I just wanted to thank you for all of your time, attention, and for allowing us this opportunity.

Councilman Kalwinski- Much appreciated, and looking forward to a data center being built, but I do have one thing for the Mayor. I'm happy to go forward with the development agreement and the other resolutions today.

Mayor McDermott- Thank you, Councilman

Councilman Kalwinski- If you can bring NIPSCO to the next meeting.

Mayor McDermott- I'm not sure I can do that, being honest with you. I do want your vote, believe me Councilman, but I'm not trying to make a promise to you that I can't keep.

Councilman Kalwinski- I appreciate that.

Councilwoman Venecz- During caucus, I asked if we were involved in the negotiations with NIPSCO and the answer was no.

Mayor McDermott- I agree

Councilwoman Venecz- It's these gentlemen.

Mayor McDermott- Right, but I think that we are involved indirectly, how about that? What you're doing right now is indirectly involved, right?

Councilwoman Venecz- Well it's a point of interest, yes.

Mayor McDermott- What we're doing right now is indirectly involved, but I can tell you I've had multiple conversations with the CEO of NIPSCO. He seems like a wonderful person, being honest. He seems like a very smart person. He seems like a very honest person. He knows this is incredibly important to the City of Hammond.

*Prepared by
Robert J. Golec
Hammond City Clerk*

RESOLUTIONS cont.

Councilwoman Venecz- I would just like to make it clear, that this is saying that we are in agreement with the plan.

Mayor McDermott- Yes ma'am.

Councilwoman Venecz- It's up to these gentlemen to negotiate with NIPSCO.

Mayor McDermott- Sure.

Councilwoman Venecz- Ok, thank you.

Mayor McDermott- Thanks, but I mean, the reason I don't think NIPSCO would want to come here is, I'm not sure at this point that they could tell us what we want to hear, Councilman. I'm not sure.

Councilman Kalwinski- I'd like to hear what they have to say.

Mayor McDermott- I would be interested to hear that too. I promise I'll reach out. I'm not sure I can guarantee

Councilman Kalwinski- You'll reach out for us?

Mayor McDermott- Yeah, for sure. For sure. We have my former Chief of Staff who's a director at NIPSCO. He's gotten me in touch with the CEO multiple times. I think we have a good relationship, so I'll ask him. I can't guarantee you, Councilman. I don't want to fib to you.

Councilman Kalwinski- I appreciate that and in good faith, I will go forward with this.

Mayor McDermott- Thank you, and Councilman Mark, by the way, I do want to point, I remember you challenged me about a year ago about permanent funding source for College Bound, and I remembered that, I did. I think this is a good answer to that.

Councilman Kalwinski- That's another issue.

Mayor McDermott- I know, I know.

Councilman Kalwinski- That I don't want to get into.

Mayor McDermott- That's fine, that's fine.

Councilman Tyler- I just have a quick question, Mayor.

Mayor McDermott- Yes sir.

Councilman Tyler- In terms of I guess like space connected to the, I know this is the second addition to the data centers, is there a maybe potential for even more? Or do we think this is?

Mayor McDermott- Yes sir. I believe so. There's still room after. True, Anne?

***Prepared by
Robert J. Golec
Hammond City Clerk***

RESOLUTIONS cont.

Councilman Kalwinski- I couldn't hear. I couldn't hear.

Anne Taylor- Oh yeah. Yes, yes.

Mayor McDermott- Thank you.

Councilman Tyler- Ok.

Mayor McDermott- That's good news. We can get College Bound for the 20 years after that maybe. I love this project. I think it's amazing opportunity for our city. I love the fact that we're talking about data centers and I look backwards and I don't see 400 people with pitchforks ready to throw us out. I love this. I think the City of Hammond loves this. We know how the City of Hammond feels about our scholarship program. I think that this strengthens it. It's tech. It's great for all of us I think. I appreciate you all thinking about it.

Councilman Kalwinski- Thank you, Mayor.

Mayor McDermott- Yes, sir.

Councilman Kalwinski- And gentlemen, thank you. This has been enlightening. Thanks.

Council President Woerpel- I can't get my iphone to charge half the time, and you guys are. Is there any further discussion? (x3)

ROLL CALL VOTE (adoption)

AYES: Spitale, Venecz, Kalwinski, Salinas, Tyler, Emerson, Rakos, Woerpel

NAYS: None

ABSENT: Alexander

Motion carried

8/0/1

RESOLUTION NO. R16 ADOPTED

25R-12 A Resolution of the Hammond City Council Confirming Resolution No. 24R-20A2 that Designated and Established a Certain Area of the City of Hammond, Indiana as an Economic Revitalization Area

Councilwoman Venecz, supported by Councilman Salinas, moves for adoption

Councilman Venecz- This is a confirmatory resolution for 24R-20A2. Thank you.

Council President Woerpel- Is there any further discussion? (x2)

ROLL CALL VOTE (adoption)

AYES: Spitale, Venecz, Kalwinski, Salinas, Tyler, Emerson, Rakos, Woerpel

NAYS: None

ABSENT: Alexander

Motion carried

8/0/1

RESOLUTION NO. R12 ADOPTED

25R-13 A Resolution of the Hammond City Council Granting Decennial Group, LLC an Assessed Valuation Deduction (Tax Abatement) for Tangible Real Property Under Indiana Code

***Prepared by
Robert J. Golec
Hammond City Clerk***

RESOLUTIONS cont.

Councilwoman Venecz, supported by Councilman Spitale, moves for adoption

Councilwoman Venecz- This outlines an abatement over 10 years for real property located at 100 Digital Crossroads Drive in the City of Hammond

Councilman Kalwinski- In the event this doesn't fly, 16, 12, & 13 all go away?

Mayor McDermott- Yes sir. Absolutely. That was negotiated because there was concern on the other side of the fence as well that there may be liability if this falls apart. So in order to clear up the liability for them, we also cleared up the liability for the City, Councilman.

Councilman Kalwinski- Great, thanks.

Council President Woerpel- Any further discussion (x2)

ROLL CALL VOTE (adoption)

AYES: Spitale, Venecz, Kalwinski, Salinas, Tyler, Emerson, Rakos, Woerpel

NAYS: None

ABSENT: Alexander

Motion carried

8/0/1

RESOLUTION NO. R13 ADOPTED

25R-14 A Resolution Authorizing the Hammond Fire Department and the Hammond Police Department to Apply for Fiscal Years 2025 and 2026 Grant Programs

Councilman Rakos, supported by Councilwoman Venecz, moves for adoption

Councilman Rakos- This is a resolution for Hammond Police and Fire. Every year, they do apply for grants and these grants always are grants in themselves where the city doesn't also have to put in money for that. So this is just grants and we're authorizing those departments to apply for them.

Council President Woerpel- Any further discussion (x2)

ROLL CALL VOTE (adoption)

AYES: Spitale, Venecz, Kalwinski, Salinas, Tyler, Emerson, Rakos, Woerpel

NAYS: None

ABSENT: Alexander

Motion carried

8/0/1

RESOLUTION NO. R14 ADOPTED

25R-15 A Resolution Reappointing Bernard Grisolia to the Lake County Convention and Visitors Bureau

Councilwoman Venecz, supported by Councilman Tyler, moves for adoption

Mayor McDermott- I work real close with both of our appointees to the convention and visitors bureau. We've gone through a lot in 3 years while Bernie was there. We went through a termination, a lawsuit. There's other challenges we're dealing with right now with the convention and visitor's authority that Chief Grisolia is very aware of. I know that this is a council appointment. You guys picked him a long time ago and he's done an excellent job. I know I'm the

*Prepared by
Robert J. Golec
Hammond City Clerk*

RESOLUTIONS cont.

Mayor McDermott cont.- Mayor and I'm not supposed to say this, but I would be remiss if I didn't tell you that Chief Bernie is doing a great job. I hope you reappoint him so we can keep our little team up on that board. We learned that City of Hammond sends 2.5 million dollars a year to the convention and visitors bureau off the taxes generated off of Hammond hotels. The largest in Northwest Indiana. We're the biggest contributor to the convention and visitors authority. I don't think Hammond is getting back anywhere near what we put into it. That's the challenge that I have to Bernie and Kym to start bringing more money back to the City of Hammond. It's up to you obviously because it's a Council appointment, but I think Bernie does a good job. By the way, I appreciate the Council very much. I think we did a good thing today for the city, so thank you very much.

Councilman Kalwinski- Thank you

Councilwoman Venecz- I would just like to state that Bernard, Bernie as we all know him always has the welfare of the City of Hammond at heart and I do ask that you reappoint him.

Council President Woerpel- For the record, Bernie does contact me from time to time asking how he's doing and if we have any questions for him or anything like that. We always say we're gonna have lunch, but they're not used to talking to a retired guy.

Councilwoman Venecz- He's a busy man

Council President Woerpel- He's like, when you check your schedule, we'll have lunch. I'm like, what schedule? I'm retired. So is there any further discussion? (x2)

ROLL CALL VOTE (adoption)

AYES: Spitale, Venecz, Kalwinski, Salinas, Tyler, Emerson, Rakos, Woerpel

NAYS: None

ABSENT: Alexander

Motion carried

8/0/1

RESOLUTION NO. R15 ADOPTED

NEW AND UNFINISHED BUSINESS

Councilman Salinas- I wanted to remind everyone that with the summer time upon us, Downtown Hammond, ever Monday Night is hosting their Monday Blues Cruise. It's a car show. It starts over at 489 Fayette St. From 5 p.m. to 9 p.m. It's a good time if you haven't come out. I know last summer most of us showed up there and picked out our favorite cars of the night. We had some delicious food. Last week, Councilman Rakos and I were there for the season opener. It was a good showing. We had about 50 or 60 cars and it was nice seeing people in Downtown Hammond. If you get a chance, please come on out and give it a look. I promise you're gonna have some fun.

Council President Woerpel- I see you giving me the side eye because I said I was going last week, but my grandson had a game.

Councilman Salinas- We'll get you over there. I'm not worried.

Councilwoman Venecz- What time was that, Councilman?

Councilman Salinas- It's from 5-9 p.m.

*Prepared by
Robert J. Golec
Hammond City Clerk*

NEW AND UNFINISHED BUSINESS cont.

Councilwoman Venecz- 5-9, thank you.

Council President Woerpel- Is the South Shore Art building open during that cruise?

Councilman Salinas- During that time, they were open. They were not last week. Paul Henry's is open as well, so you can always stop in there as well.

Council President Woerpel- My mom had a painting in Italy that my dad gave me, and rather than throw it out, I'll give it to them.

Councilman Salinas- Why not? Yeah.

Councilwoman Venecz- I would just like to remind everyone that fireworks are prohibited in the City of Hammond with the exception, between the hours of 5 p.m. and 2 hours after sunset, June 29th, June 30th, July 1st, July 2nd, July 3rd, July 5th, July 6th, July 7th, July 8th, and July 9th. On the 4th of July between 10 a.m. and Midnight all fireworks are permissible so please respect your neighbors. In addition to that, We have had a relatively dry spring so far, and we don't want to catch anyone's house on fire. Thank you.

Councilman Salinas- I did have one more announcement, this Friday also in Downtown Hammond, begins the kickoff of the Farmer's Market. It's at 489 Fayette and it's the 2nd Friday of every month. It begins this Friday, June 13th, from 3-8 p.m. Farmer's Market. Come on out. I found a lot of goodies there. I'll be back down there replenishing my stock. Thank you. Come on down.

PUBLIC EXPRESSION

Tom Kazmierczak- My topic is about the old Wal-Mart. Semi trucks are using it as a truck stop. They're there all weekend. When people go to the Sportsplex or the YMCA, that's their impression of the City of Hammond is that area. I know there's an ordinance for overnight truck parking. I know it's a grey area. There is also a donation box there and it's overflowing and looks horrible.

George Stoya- I took some issue with Councilwoman Venecz concerning her perspective as to the negotiations between NIPSCO and the data center. Yes they are privy to the contract, but we are beneficiaries. I submit that we are directly involved. The consequences directly flow to us. My major concern that wasn't discussed with respect to Genco, was whether or not there was sufficient infrastructure. Remember the rolling blackouts they used to have in different states because these guys were playing games? These corporations are modeled on efficiency and they're always gonna go the efficient route. They will always say that they think they have it covered, and in fact they will fall short and they won't have the excess capacity physical infrastructure. Even if they could buy it, could they transmit it? I really dispute the idea that we're not involved.

Councilman Salinas, supported by Councilman Spitale, moved to adjourn.

AYES: ALL

2025 HAMMOND COMMON COUNCIL ATTENDANCE RECORD OF
ELECTRONIC AND PHYSICAL PRESENCE

	Jan		Feb		Mar		Apr		May		Jun		Jul		Aug		Sep		Oct		Nov		Dec	
	13	27	10	24	10	24	14	28	12	27	9	23	14	28	11	25	8	22	H	27	10	24	8	22
Katrina Alexander	P	E	E	P	P	P	P	E	P	P	A													
Dan Spitale	P	P	P	P	P	P	P	P	P	P	P													
Janet Veneez	P	P	P	P	P	P	P	P	P	P	P													
Mark Kalwinski	P	P	A	P	P	P	P	P	P	P	P													
Alfonso Salinas III	P	P	P	P	P	P	P	P	P	E	P													
Barry Tyler	P	P	P	P	P	P	P	P	E	P	P													
Bill Emerson	P	P	P	P	P	P	P	P	P	P	P													
Scott Rakos	P	P	P	P	P	P	P	P	E	P	P													
Dave Woerpel	P	P	P	P	P	P	P	P	P	P	P													
Initials	RJG	RJG	RJG	RJG	RJG	RJG	RJG	RJG	RJG	RJG														

E=ELECTRONIC

P=PHYSICALLY

PRESENT

A=ABSENT

If the member qualifies for an exemption from the "Consecutive - 50" requirements, draw a circle around the E for that meeting/ member.

ATTEST:

Dave Woerpel, President
Hammond Common Council

Robert J. Golec, City Clerk

Time: 6:58 p.m.
mg/cb

Prepared by
Robert J. Golec
Hammond City Clerk