

BILL NO. R-14-06-49

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE
PURCHASE OF CERTAIN REAL
ESTATE (707 N. COLISEUM
BOULEVARD) FOR THE CITY OF
FORT WAYNE, DIVISION OF CITY
UTILITIES.**

WHEREAS, the City of Fort Wayne, through its Division of Public Works, desires to purchase property located at 707 N. Coliseum Boulevard, specifically described in the Resolution Number 101-6-11-14-1 of The Fort Wayne, Indiana Board of Public Works Exhibit "A," attached hereto and made a part hereof; and

WHEREAS, the City of Fort Wayne, through its Division of Public Works, desires to purchase this property for future expansion of the Water Pollution Control facilities located on the north side of the Maumee River; and

WHEREAS, the purchase price for the property is SEVENTY-NINE THOUSAND, NINE HUNDRED AND 00/100 DOLLARS – (\$79,900.00).

WHEREAS, Sec. 37-19 of the City of Fort Wayne Code of Ordinances, requires the Common Council approval of any purchase of real estate by the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON
COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:**

1 **SECTION 1.** The purchase of real estate by the City of Fort
2 Wayne through its Division of Public Works, located at 707 N. Coliseum
3 Boulevard is hereby approved and agreed to. The appropriate officials of the
4 City are hereby authorized to execute all documents necessary to accomplish
5 said purchase.
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7 **SECTION 2.** This Resolution shall be in full force and effect from
8 and after its passage and any and all necessary approval by the Mayor.
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10 _____
11 Council Member

12 APPROVED AS TO FORM AND LEGALITY
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15 _____
16 Carol Helton, City Attorney
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Interoffice Memo

Date: June 18, 2014
To: Common Council Members
From: DeWayne Nodine, Program Manager – Capital Project Services – Telephone: 427-1330
RE: Purchase of 707 N. Coliseum Blvd, Fort Wayne, Indiana 46805

Council Introduction Date: June 24, 2014—Council District # 1:

Background & supporting information:

City Utilities would like to purchase 707 N. Coliseum Blvd. for future expansion of the water pollution control facilities located on the north side of the Maumee River. In addition, this purchase will give City Utilities another access route to these important facilities, and construction/staging access for upcoming work on Pond No. 3.

The purchase price is \$79,900.00, which is \$1,600 below the average value of the two appraisals obtained. A map is attached to this memo highlighting this property and also the property at 804 Pemberton Dr., also under consideration, but as a separate resolution.

Implications of not being approved:

The Water Pollution Control Plant and wet-weather treatment facilities do not have sufficient space to adequately serve the future needs of the utility. Furthermore, if the property is not purchased, at this time, it will most likely cost more to purchase at a later date as the real estate market returns to its natural rate of increasing real estate values.

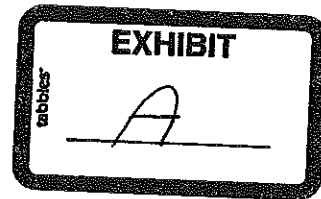
Justification if prior approval is being requested: Not applicable

Funding source: 2010 Sewer Revenue Bond

Attachments:

- Map: Indicates the locations of both 707 N. Coliseum Blvd. (Bill No. R-14-06-49), and 804 Pemberton Dr. (Bill No. R-14-06-50)
- Resolution for purchase approved by Board of Public Works on June 11, 2014

CC: Matthew Wirtz
Dan Brenner
Diane Brown
Project file



**A RESOLUTION OF THE FORT WAYNE, INDIANA, BOARD OF PUBLIC WORKS
APPROVING THE PURCHASE OF 707 N. COLISEUM BOULEVARD,
FORT WAYNE, INDIANA, 46805**

RESOLUTION NUMBER 101-6-11-14-1

WHEREAS, the City of Fort Wayne (the "City") has an ongoing program of purchasing properties critical to its Capital Improvement Program; and

WHEREAS, the City has need for the property located at 707 N. Coliseum Boulevard, Fort Wayne, Indiana 46805 for future expansion of the water pollution control facilities located on the north side of the Maumee River, another access route to these facilities, construction staging/access for upcoming work on Pond No. 3, improved access to City Utilities piping/infrastructure along this section of the River Greenway, possible trade with a property owner on the south side of the river for the upcoming 3PORT project, and possible trade with Lakeside Cemetery; and

WHEREAS, the City wishes to purchase from John A. Grodrian the property commonly known as 707 N. Coliseum Boulevard, Fort Wayne, Indiana 46805, and more particularly described by the legal description which is attached hereto as Exhibit "A" and made a part of this Resolution by this reference (the "Real Estate"); and

WHEREAS, John A. Grodrian wishes to sell the Real Estate to the City; and

WHEREAS, the agreed purchase price is Seventy Nine Thousand Nine Hundred and No/100 Dollars (\$79,900.00), which is \$1,600 less than the average of two appraisals as mandated by Indiana statute.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF FORT WAYNE,
INDIANA BOARD OF PUBLIC WORKS AS FOLLOWS:**

SECTION 1. The purchase of the Real Estate by the City of Fort Wayne, Indiana, for the price of Seventy Nine Thousand Nine Hundred and No/100 Dollars (\$79,900.00) is hereby approved.

APPROVED THIS 11th DAY OF June, 2014.

BOARD OF PUBLIC WORKS

BY:

Robert P. Kennedy
Robert P. Kennedy, Chairman

BY:

Kumar Menon
Kumar Menon, Member

BY:

Mike Avila
Mike Avila, Member

ATTEST:

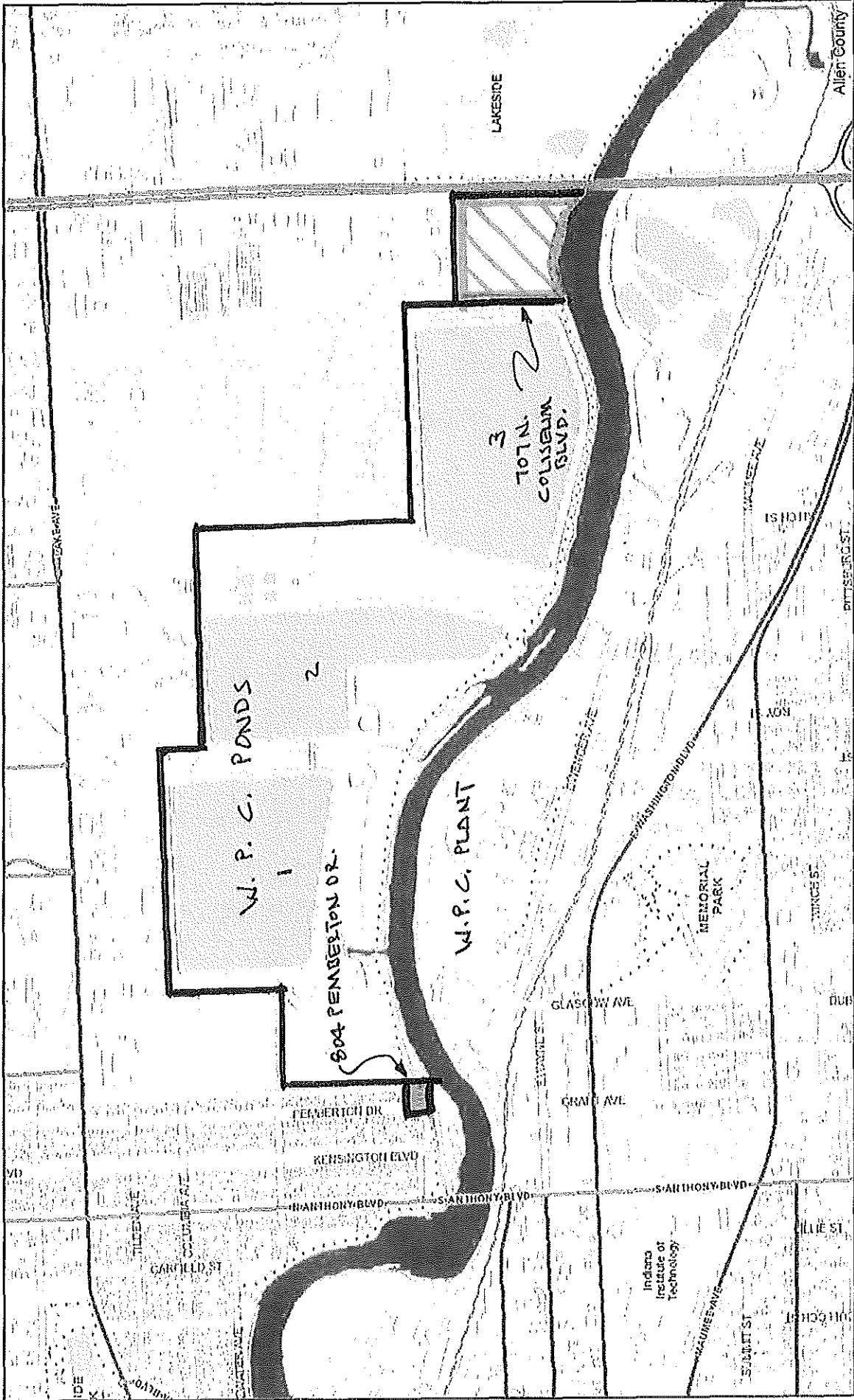
Victoria Edwards
Victoria Edwards, Clerk

EXHIBIT "A"
Legal Description

Commencing at the Northwest corner of Lot Number 20 in W.A. Ewing's Subdivision at a ½-inch steel rebar; thence South 01 degrees 20 minutes 01 seconds East, a distance of 312.07 feet along the West line of said Lot Number 20 to a ½-inch steel rebar on the south line of the 4.967 acre tract described in Document Number 86-37930, recorded in the Office of the Recorder of Allen County, at the Point of Beginning of the herein described tract; thence North 89 degrees 41 minutes 05 seconds East, a distance of 500.88 feet along said South line to a ½-inch steel rebar on a East line of said 4.967 acre tract; thence North 89 degrees 38 minutes 49 seconds East, a distance of 250.07 feet to the Westerly right-of-way line of Coliseum Boulevard (State Road 930); thence South 00 degrees 14 minutes 04 seconds East, a distance of 773.67 feet along said right-of-way line to a 5/8-inch steel rebar on the Northerly line of the 6.0 acre tract described in Document Number 91-2987, recorded in the Office of the Recorder of Allen County; thence North 69 degrees 33 minutes 51 seconds West, a distance of 121.81 feet along said Northerly line to a 5/8-inch steel rebar; thence South 64 degrees 38 minutes 40 seconds West, a distance of 135.91 feet along said Northerly line to a 5/8-inch steel rebar; thence North 73 degrees 19 minutes 40 seconds West, a distance of 243.15 feet along said Northerly line to a 5/8-inch steel rebar; thence South 71 degrees 29 minutes 00 seconds West, a distance of 293.18 feet along said Northerly line to a 5/8-inch steel rebar on the West line of said Lot Number 20; thence North 00 degrees 26 minutes 26 seconds West, a distance of 808.42 feet along said West line to the Point of Beginning, containing 13.031 acres, more or less.

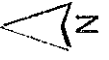


Proposed Real Est. Purchases: 707 N. Coliseum Blvd. & 804 Pemberton Dr.



Although certain accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East



Date: 6/12/2014 1" = 1,000'