

BILL NO. S-18-07-28

SPECIAL ORDINANCE NO. S-_____

AN ORDINANCE approving CONSTRUCTION
CONTRACT - ENVIRONMENTAL REMEDIATION
AT 412 S. CALHOUN ST. - up to \$354,164.00
between IWM CONSULTING and the City of Fort
Wayne, Indiana, in connection with the Board of
Public Works.

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

SECTION 1. That the CONSTRUCTION CONTRACT -
ENVIRONMENTAL REMEDIATION AT 412 S. CALHOUN ST. by and
between IWM CONSULTING and the City of Fort Wayne, Indiana, in
connection with the Board of Public Works, is hereby ratified, and affirmed and
approved in all respects, respectfully for:

All labor, insurance, material, equipment, tools, power,
transportation, miscellaneous equipment, etc., necessary for
remediate 412 S. Calhoun Street of environmental
contamination legally necessary to proceed with the
Riverview, LLC development;

involving a total cost of up to THREE HUNDRED FIFTY-FOUR THOUSAND
ONE HUNDRED SIXTY-FOUR AND 00/100 DOLLARS - (\$354,164.00). A
copy of said Contract is on file with the Office of the City Clerk and made
available for public inspection, according to law.

SECTION 2. That this Ordinance shall be in full force and effect
from and after its passage and any and all necessary approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney



REDEVELOPMENT COMMISSION

City of Fort Wayne
Community Development
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July 5, 2018

MEMO

To: City of Fort Wayne Common Council

Copy: City of Fort Wayne Department of Redevelopment

From: Nancy Townsend, Director of Redevelopment, and Lindsey Maksim, Brownfields Coordinator, Redevelopment Department, 427-2792

Re: Environmental Remediation Construction Contract Approval for Proposed Riverview, LLC Development at 412 S. Calhoun St.

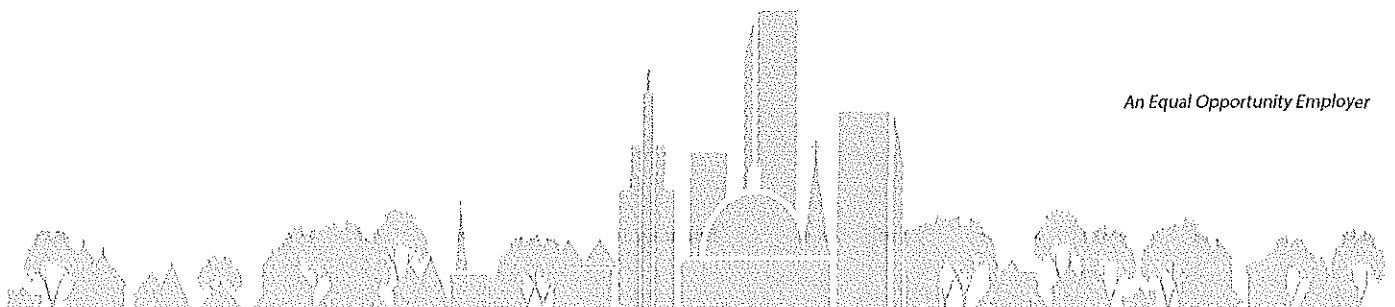
Pursuant to IC 36-7-14-16 and IC 36-7-14-41, please find enclosed herewith:

1. A digest sheet for the referenced project is attached. Please advise if you need anything else for Council agenda.

The Department of Redevelopment hereby requests that the Common Council consider and approve a construction contract between the Fort Wayne Redevelopment Commission and IWM Consulting to remediate 412 S. Calhoun of environmental contamination legally necessary to proceed with the Riverview, LLC development.

Following the Common Council's consideration and approval, the Department of Redevelopment will take appropriate action to execute the contract and remediate the environmental contamination in preparation for the developer to break-ground.

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DIGEST SHEET

TITLE OF RESOLUTION. A resolution confirming the approval of a construction contract concerning environmental remediation at 412 S. Calhoun St.

DEPARTMENT REQUESTING RESOLUTION. Department of Redevelopment.

SYNOPSIS OF RESOLUTION. Approves the Department of Redevelopment to spend up to \$354,164.00 with IWM Consulting to remediate the soil and groundwater for the Riverview, LLC development.

EFFECT OF PASSAGE. The river-adjacent-property to be developed by Riverview, LLC, a \$62.5 million development, is contaminated with hydraulic oil, gasoline and underground storage tanks. Under the guidance of the Indiana Brownfields Program, the Department of Redevelopment will work with IWM Consulting to remediate contaminated groundwater and soil necessary under the guidelines of the Indiana Department of Environmental Management. The remediation will prepare the property for safe and legal development of a downtown parking garage and river-facing apartments.

EFFECT OF NON-PASSAGE. The necessary remediation that is legally required to progress the agreements between the developer, the County and the City will not be completed. Riverview, LLC would be forced to delay or cancel construction of the proposed project.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS). Expenses up to \$354,164.00 for environmental remediation will be paid with Community Development CEDIT funds already allocated by City Council as part of the annual budget process. These funds may be paid out (reimbursed) over time to the County, should the County pay these contract costs upfront (agreement pending).

ASSIGNED TO COMMITTEE (PRESIDENT). _____