

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

BILL NO. R-26-01-16

RESOLUTION NO. _____

A RESOLUTION APPROVING A PURCHASE AGREEMENT FOR THE ACQUISITION OF REAL PROPERTY LOCATED AT 614 WAGNER ST, FORT WAYNE, INDIANA, FOR THE CITY OF FORT WAYNE, INDIANA (Approved and Executed by the Board of Public Works on December 16, 2025).

WHEREAS, the City of Fort Wayne, by and through its Division of City Utilities ("CU"), wishes to acquire Real Property consisting of two (2) parcels of land located at 614 Wagner St., Fort Wayne, Indiana, (the "Real Estate"), to be used for a security zone and planned future expansion of the Water Filtration Plant, and to continue to improve the reliability of our City's drinking water supply; and

WHEREAS, the City of Fort Wayne, by and through its Board of Public Works, approved and executed a purchase agreement to acquire the Real Estate in the regularly-held meeting of the Board of Public Works on December 16, 2025; and

WHEREAS, the purchase price for the Real Estate is One Hundred Fifty-Four Thousand Nine Hundred and 00/100 Dollars (\$154,900.00) (the "Purchase Price"); and

WHEREAS, Sec. 37.25 of the City of Fort Wayne Code of Ordinances requires the Common Council's approval of any conveyance of real estate to the City.

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

SECTION 1. The acquisition of the Real Estate by CU, the City of Fort Wayne, by and through its Board of Public Works, in the amount of the Purchase Price, and upon such other terms and conditions as CU shall determine, is hereby agreed to and approved. The appropriate officials of the City of Fort Wayne are hereby authorized to execute all documents necessary to effectuate said purchase.

SECTION 2. This Resolution 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

Malak Heiny, City Attorney

BOPW resolution no. 112-12-16-25-4
REAL PROPERTY PURCHASE AGREEMENT
Fort Wayne City Utilities

1 The City of Fort Wayne ("Buyer") agrees to purchase the fee simple title to all of the following
2 Real Property ("Property") for the consideration stated below subject to the conditions, requirements, and
3 stipulations described in the following Purchase Agreement.
4

5 **CONTACT INFORMATION and LOCATION OF PROPERTY**

6 Owners Names: Mark E. Berghoff and Mona Yoder-Berghoff ("Seller")
7 Mailing Address: 1005 Morrow Way, Fort Wayne, IN 46808
8

9 Property Address: 614 Wagner Street, Fort Wayne, IN 46805
10 Latest Deed of Record: Document Number 201036281
11 Tax ID Number: 02-12-01-107-003.000-074
12 Description: West ½ of Lot Number 12 in Baltes and Romy Amended Addition
13

14 **TOGETHER WITH**

15 Owners Names: Carefree, LLC ("Seller")
16 Mailing Address: 1005 Morrow Way, Fort Wayne, IN 46808
17 Registered Agent: Mark E. Berghoff at 1005 Morrow Way, Fort Wayne, IN 46808
18

19 Property Address: 608 Wagner Street, Fort Wayne, IN 46805
20 Latest Deed of Record: Document Number 204035327
21 Tax ID Number: 02-12-01-107-002.001-074
22 Description: East 10 Feet of Lot Number 11 in Baltes and Romy Amended Addition
23

24 **Listing agent:** Scott Hope

25 Agency: ADT Realty
26 Cell Phone: (260) 201-2185
27 Email: ScottHopeforHomes@gmail.com
28

29 **PURCHASE PRICE**

30 The City agrees to pay to the Seller the total purchase amount of \$154,900.00 (One Hundred
31 Fifty-Four Thousand Nine Hundred Dollars and Zero Cents) for the Property which includes the
32 entire two (2) parcels of land, the house, and the accessory buildings.
33

34 **NOTE:** The Seller certifies that no substantial changes have occurred to the Property to reduce the
35 value determined by the appraisals, as of the effective date of this Purchase Agreement.
36

37 **EXPIRATION OF OFFER**

38 This Purchase Agreement shall be returned to the City no later than 12 noon, on December 19,
39 2025, otherwise this Purchase Agreement shall be null and void and both parties shall be released
40 from the transaction.
41

42 **APPROVALS BY BOARD OF PUBLIC WORKS and COMMON COUNCIL**

43 This transaction is subject to approval by both the Board of Public Works and the Common
44 Council of the City of Fort Wayne, Indiana. In the event that either body does not approve this
45 transaction, the transaction shall be terminated and both parties shall be released from this Purchase
46 Agreement.
47

REAL PROPERTY PURCHASE AGREEMENT

Fort Wayne City Utilities

48 CLOSING

49 Closing Date:

50 The closing date for this transaction shall be on or before **March 31, 2026**, or this Agreement
51 shall terminate unless an extension of time is mutually agreed to in writing. Any change in the closing
52 date shall be agreed to in writing by both parties.

54 Location of Closing:

55 The closing shall be held at **TBD** located at **TBD, Fort Wayne, Indiana**.

57 Closing Fees:

58 All fees charged by the closing agent, including document preparation and recording fees shall be
59 paid by the **City of Fort Wayne**.

61 EARNEST MONEY

62 The **City** as a policy does not pay earnest money.

64 METHOD OF PAYMENT

65 The entire amount shall be paid in **cash**.

66 Both parties agree that all funds delivered to the closing agent's escrow account shall be such that
67 the closing agent shall be able to distribute all funds in accordance with I.C. 27-07-3.7-1 through 27-
68 07-3.7-1-10, inclusive. Furthermore, all funds sent from one source, when the amount is **\$10,000.00**
69 or greater, shall be sent in the form of an irrevocable wire transfer to the escrow account of the
70 closing agent, and all funds under **\$10,000.00** from one source shall be guaranteed to be "Good
71 Funds" as defined by the aforesaid Indiana Code.

74 POSSESSION

75 Possession of the Property shall be given to the Buyer at closing. If the **Seller** does not grant
76 possession by the date and time stated above, the **Seller** shall pay the **Buyer** the amount of **\$103.00**
77 (**One Hundred Three Dollars and Zero Cents**) per day as liquidated damages until possession is
78 delivered to the **Buyer**. The **Buyer** shall have all other legal remedies available for use against the
79 **Seller**, to the extent allowed by law.

81 PROPERTY MAINTENANCE

82 Lawn Mowing:

83 The **Seller** shall keep the lawn mowed so as to not violate tall grass/weed ordinances, and shall
84 mow the grass within two (2) calendar days of possession by the **Buyer**, when the **Buyer** takes
85 possession between April 1st and November 15th, subject to any drought conditions that may be
86 present.

88 Notice of Defective Conditions:

89 The **Seller** certifies that no governmental agency has served notice ordering the repair or
90 correction of any defective conditions.

91 The **Seller** shall maintain the Property in its present condition until the **Buyer** takes possession.
92 The **Buyer** may inspect the Property prior to closing to determine whether there is compliance with
93 this clause. The **Seller** shall remove all rubbish and personal property.

REAL PROPERTY PURCHASE AGREEMENT

Fort Wayne City Utilities

98 LOSS OR DAMAGE PRIOR TO CLOSING

99 In the event the Property is damaged by fire, flooding, storm, vandalism, earthquake, or any other
100 cause, prior to the closing, the parties to this Purchase Agreement shall proceed as follows:

102 In the event any damage or destruction occurs, prior to closing, the Seller shall make all
103 necessary repairs to return the Property to the condition it was in prior to the damage or destruction.
104 The Seller shall maintain adequate property casualty insurance on the Property, and shall also be
105 responsible for the payment of any and all insurance deductible(s). If the Property is not fully
106 repaired prior to closing, the Buyer, at its choosing, may terminate this Agreement and the Seller
107 shall return the earnest money, if any earnest money was given, to the Buyer within thirty (30)
108 calendar days.

110 BOUNDARY SURVEY

111 X The requirement for a survey is waived.

113 FLOOD HAZARD AREA

114 The Buyer may not cancel this Purchase Agreement if the Property is located in a flood hazard
115 zone.

117 OTHER USE LIMITATIONS

118 The Buyer may not terminate this Agreement if the Property is subject to building or use
119 limitations defined by local zoning ordinances which materially affect the Buyer's intended use of
120 the Property.

122 INSPECTIONS

123 The Buyer acknowledges that it has the right to obtain independent inspections disclosing the
124 condition of the Property, including any buildings, and has been given the opportunity to order those
125 inspections as a part of its due diligence efforts prior to concluding the transaction.

127 The Buyer reserves its right to conduct independent inspections. All inspections are at the
128 Buyer's expense and shall be performed by licensed independent inspectors or qualified independent
129 contractors that shall be chosen by the Buyer, and paid for their services by the Buyer.

131 The Seller shall make arrangements so that all areas of the Property, including any buildings, are
132 open and accessible for inspection.

134 Inspections and Response Periods:

135 All inspections that Buyer intends to undertake shall be ordered by the Buyer immediately
136 following the execution of this document. In the event that the presence of a defect is revealed, Buyer
137 shall have Ten (10) calendar days to respond to Seller in writing with regard to any such inspection,
138 following which Buyer shall have Ten (10) calendar days to request, obtain, and respond to Seller in
139 writing with regard to any supplementary reports.

141 If the Buyer does not respond in writing to Seller within the above time periods with regard to a
142 problem revealed in a report, or timely request a reasonable extension of time in writing, then the
143 Property shall be deemed to be acceptable. Should either party fail to respond to an inspection
144 response from the other within five calendar days, or timely request a reasonable extension of time in
145 writing, then that inspection response is deemed accepted. Making a timely written request for an
146 extension of time does not constitute acceptance of an inspection response, whether or not the request
147 is granted.

REAL PROPERTY PURCHASE AGREEMENT

Fort Wayne City Utilities

148
149 In the event that Buyer reasonably believes that an inspection has revealed a defect with the
150 Property, not disclosed by Seller prior to entering into this Purchase Agreement (and excluding
151 routine maintenance and minor repair items), and the Seller fails to remedy the defect to the Buyer's
152 reasonable satisfaction before closing, then Buyer may terminate this Purchase Agreement.
153 Alternatively, Buyer may waive the right to have the defect cured prior to closing, or Buyer and Seller
154 may agree to have the defect remedied following closing.
155

156 (Under Indiana law, a "defect" means a condition that would have a significant adverse effect on
157 the value of the Property, that would significantly impair the health or safety of future occupants of
158 the Property, or that if not repaired, removed, or replaced, would significantly shorten or adversely
159 affect the expected normal life of the premises.)
160

DISCLOSURES

161 The Buyer has waived the "Seller's Residential Real Estate Sales Disclosure" form.
162

163 The Buyer has waived the "Lead-Based Paint Certification and Acknowledgment" form.
164

TITLE WORK and DEED

165 Before closing, the Buyer shall be furnished with a title insurance commitment using the most
166 current and comprehensive ALTA Owner's Title Insurance Policy available in an amount equal to the
167 purchase price. In order to proceed with the transaction, the Seller shall have marketable title to the
168 Real Property in the Seller's name. The Seller shall convey the fee simple title to the Property free
169 and clear of any encumbrances and title defects, with the exception of any restrictions or easements of
170 record not substantially interfering with the Buyer's planned use of the Property.
171

Title Insurance Fees:

172 The premium for the title insurance policy and all fees charged to prepare an Owner's Title
173 Insurance Policy shall be paid by the Buyer.
174

175 The costs to resolve any title issues affecting the Property so that marketable title can be
176 conveyed shall be paid by the Seller.
177

Type of Deed:

178 The conveyance of the Property shall be accomplished with a Warranty Deed, subject to
179 easements, restrictive covenants, other encumbrances of record, and taxes.
180

REAL PROPERTY TAXES

181 All real property taxes that have been assessed for any prior calendar year that have not been paid
182 shall be paid by the Seller. Real property taxes that have been assessed for the present year, that are
183 due and payable in the year after closing, shall also be paid by the Seller prorated up to the day
184 immediately prior to the closing date.
185

186 For the purpose of determining the amount to be credited for accrued but unpaid taxes, the taxes
187 shall be assumed to be the same as the most recent year for which taxes were billed based upon the
188 certified tax rates. This settlement shall be final.
189

PRORATIONS for PUBLIC UTILITIES and SPECIAL ASSESSMENTS

Utilities and Garbage Services:

REAL PROPERTY PURCHASE AGREEMENT

Fort Wayne City Utilities

198 The Seller shall pay for all public utility and garbage service charges up to the last day of
199 possession.

Shutting Off Utilities for Buildings to be Demolished:

200 The Seller shall cancel the accounts for all public utilities and garbage services no later than the
201 last day of possession, and shall have the utilities shut off by the appropriate utility.

Special Assessments for Public Improvements:

202 The Seller shall pay any special assessments assessed against the Property for public
203 improvements previously made by a governmental unit that benefit the Property. The Seller certifies
204 that it has no knowledge of any proposed improvements which may result in assessments.

205 Public improvements that will benefit the Property that are not completed as of the closing date,
206 but will result in an assessment against the Property shall be paid by the Buyer.

213 **LEGAL JURISDICTION**

214 This Purchase Agreement shall be interpreted under and according to the laws of the State of
215 Indiana and shall be binding upon the **Buyer** and Seller, their respective heirs, successors, assigns
216 administrators, executors, and legal representatives. All rights, duties and obligations of the parties
217 shall survive the passing of title to, or an interest in, the Property.

219 **LEGAL FEES**

220 A party to this Purchase Agreement who prevails in any legal proceeding against any other party
221 brought in regard to this Purchase Agreement or associated transaction shall be allowed to recover
222 court costs and reasonable attorney's fees from the other party, to the extent permitted by law.

224 **SAVINGS CLAUSE**

225 If any provision contained in this Agreement is found to be illegal or unenforceable in any
226 respect, that determination shall not affect any other provision of this Purchase Agreement.

228 **OTHER STIPULATIONS**

- 229 A. All funds payable in this transaction shall be paid at the closing.
- 230 B. This Agreement constitutes the only agreement between the parties, supersedes any prior
231 arrangements, understandings, or written or oral agreements between the parties with regard
232 to this transaction, and cannot be changed without the written consent of each party.
- 233 C. The Seller certifies that the Seller is not a "Foreign Person" (pertains to an individual entity)
234 and, therefore, is not subject to the "Foreign Investment in Real Property Tax Act."
- 235 D. Buyer discloses that it does not hold an Indiana Real Estate License.
- 236 E. The Seller discloses that it holds Indiana Real Estate License #_____.

238 **ADDITIONAL CONDITIONS:**

240 Buyer agrees to reimburse Seller at closing for expenses incurred to obtain an appraisal of the
241 Property from Ron Working, up to a maximum of \$500.00 (Five Hundred Dollars and Zero Cents).
242 Seller shall provide a copy of the appraisal invoice(s) to the Buyer at least thirty days prior to closing

244 Prior to possession by the **Buyer** and after closing, but no later than May 31, 2026, the **Buyer**
245 shall allow the Seller to remove attached fixtures and other items including, but not limited to, appliances,
246 lighting, exterior landscape plants, air conditioning equipment, windows, and doors. The Seller shall be
247 responsible to cover any openings caused by removal of exterior doors or windows with plywood or other

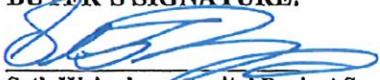
REAL PROPERTY PURCHASE AGREEMENT
Fort Wayne City Utilities

248 suitable material to keep the structure secure throughout and after the removal of such items.
249 Furthermore, the Seller shall ensure that the removal of attached fixtures or other items does not result in
250 water leaks or safety risks, such as live exposed electrical wiring, within the property.
251

252 This Purchase Agreement may be executed concurrently in two or more counterparts, each of
253 which shall be considered as an original document, but all of which altogether shall be one and the same
254 document. The parties stipulate that this Purchase Agreement may be transmitted between them by U.S.
255 Postal Service, other service such as FedEx, courier, facsimile, or e-mail. The parties acknowledge that
256 digitally or electronically transmitted signatures shall be considered as original signatures and are binding
257 on the parties. The City shall keep possession of the original of the Purchase Agreement.
258

259 By signing below, the parties to this transaction acknowledge receipt of a copy of this Purchase
260 Agreement, and agree to the conditions, requirements, and stipulations as stated.
261
262

263 **BUYER'S SIGNATURE:**



Date: 1/7/2026

266 **Seth Weinglass, Capital Project Services, Fort Wayne City Utilities**
267 Telephone: 260-427-1330 E-mail: seth.weinglass@cityoffortwayne.org

270 **SELLER APPROVAL and SIGNATURE(S):**

272 This Purchase Agreement is ACCEPTED REJECTED.

	date/time 12/05/2015 9:44 AM EST J39TAQTV5QH-WC2X
---	---

Mona Berghoff

Date: _____

275 Signature

Printed Name & Title, if Applicable

	date/time 12/05/2015 9:44 AM EST J39TAQTV5QH-QZKX
---	---

Mark Berghoff

Date: _____

278 Signature

Printed Name & Title, if Applicable

281 Signature

Printed Name & Title, if Applicable

Date: _____

284 Signature

Printed Name & Title, if Applicable

Date: _____

REAL PROPERTY PURCHASE AGREEMENT
Fort Wayne City Utilities

286 BUYER APPROVAL AND SIGNATURES:

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

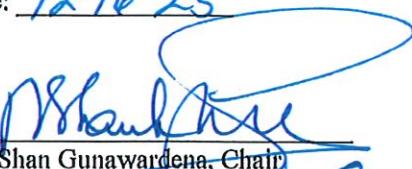
310

311

312

BOARD OF PUBLIC WORKS

Date: 12-16-25

BY: 

Shan Gunawardena, Chair

BY: 

Kumar Menon, Member

BY: 

Chris Guerrero, Member

ATTEST: 

Michelle Fulk-Vondran, Clerk

City Utilities Engineering

Interoffice Memo

Date: January 7, 2026
To: Common Council Members
From: Seth Weinglass, Program Manager – Capital Project Services
RE: Purchase of 614 Wagner St, in Fort Wayne, Indiana 46805

Council Introduction Date: January 13, 2026 - Council District #: 5

Background & supporting information:

City Utilities has an ongoing, multi-year program of purchasing lots on the south side of Wagner Street, adjacent to the north side of the Water Filtration Plant, for a security zone and planned future expansion of the Water Filtration Plant, and to continue to improve the reliability of our City's drinking water supply. City Utilities would now like to acquire 614 Wagner Street. The sale also includes a 10' wide lot to the west of 614 Wagner, which is deeded to a corporate entity owned by the same property owners.

There is an unoccupied residence on this lot that the City plans to demolish. The property owners agreed to sell the land to City Utilities for \$154,900, based on the average of two recent appraisals. City Utilities is now seeking to have a purchase agreement in that amount approved under City Ordinance 37.25.

As an update to Council, a map is attached to this memorandum, highlighting the properties the City has acquired has along the south side of Wagner Street to date, as well as the lot presently under consideration to be purchased.

Implications of not being approved:

Any future acquisition of this property may be at a higher price than the amount presently agreed to.

Justification if prior approval is being requested: Not applicable

Funding source: Water Revenue

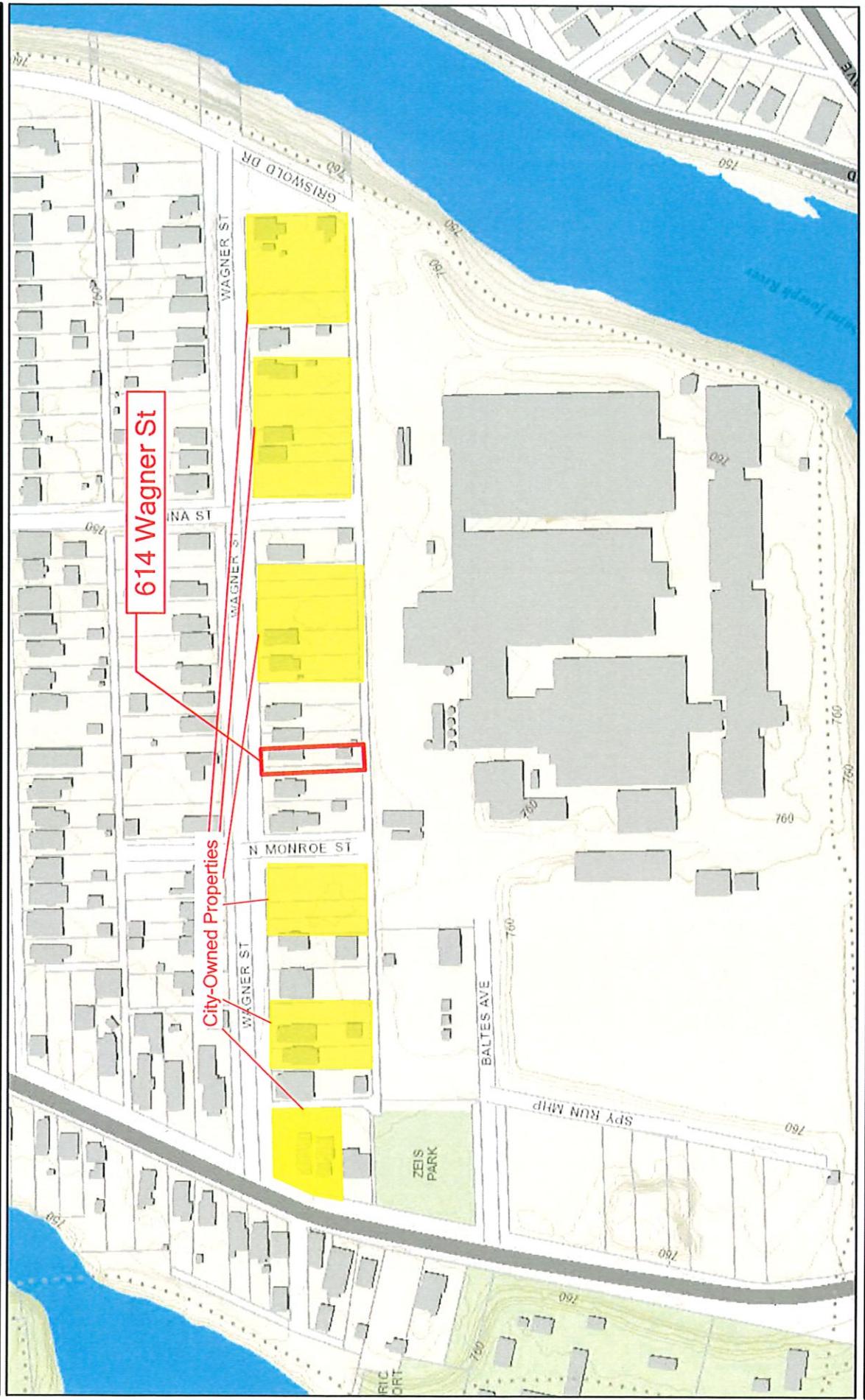
Attachments:

- Map
- Purchase agreement executed by Board of Public Works on December 16, 2025

Cc: Matthew Wirtz
Andrew Schipper



Wagner Street Properties - Buy-outs



Although strict 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.
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
StatePlane Coordinate System, Indiana East

1" = 200'
Date: 01/07/2026