

1 **BILL NO. R-26-04-01**

2 **RESOLUTION NO. \_\_\_\_\_**

3  
4 **A RESOLUTION APPROVING THE ACQUISITION/DONATION**  
5 **OF CERTAIN REAL PROPERTY ON THE 11300 BLOCK OF**  
6 **RIO VISTA AVE, LEO-CEDARVILLE, INDIANA, FOR THE**  
7 **CITY OF FORT WAYNE, BY AND THROUGH ITS BOARD OF**  
8 **PUBLIC WORKS**

9 **WHEREAS**, Fort Wayne City Utilities for the City of Fort Wayne ("City"), by  
10 and through its Board of Public Works, has agreed to accept the donation of an  
11 unimproved 0.77 acre lot from the Liechty family ("Leichty"), located on the north  
12 side of Rio Vista Avenue, between lots 64 and 65 of the Witmer Park Addition to  
13 the town of Leo-Cedarville. The site will be used for access and management of  
14 the Cedarville Reservoir along the Saint Joseph River;

15 **WHEREAS**, Leichty owns the land and has agreed to donate the land to  
16 the City at no cost, and to pay all closing costs.

17  
18 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON**  
19 **COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:**

20  
21 **SECTION 1.** The donation of this unimproved 0.77 acre lot from  
22 Liechty to the City, and the terms of the Agreement, are hereby agreed to and  
23 approved. The appropriate officials of the City are hereby authorized to execute all  
24 documents necessary to accomplish the transaction and conveyance contemplated  
25 therein.  
26  
27  
28  
29  
30



**A RESOLUTION OF BOARD OF PUBLIC WORKS  
OF THE CITY OF FORT WAYNE, INDIANA,  
ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY  
WITMER PARK ADDITION – ADDITIONAL PARK AREA**

**RESOLUTION NUMBER 113-3-17-26-1**

**WHEREAS**, the City of Fort Wayne (the “City”) has a long-running program of acquiring vacant riverfront areas along the banks of the St. Joseph River for management of the Leo-Cedarville Reservoir (the “Reservoir”), to facilitate management of the Reservoir; and

**WHEREAS**, the City wishes to acquire a fee simple interest in certain real property encompassing 0.77 acres of land, located along Rio Vista Avenue in the Town of Leo-Cedarville, east of Lots 63 and 64 and west of Lots 65 and 66 in the Witmer Park Addition, more particularly described and depicted in Exhibit A to the Land Donation Agreement attached hereto, (the “Real Estate”); and

**WHEREAS**, the present owners of such Real Estate have agreed to donate the Real Estate to the City at no cost; and

**WHEREAS**, City Ordinance section 37.25 requires all real estate acquisitions to be approved by the Common Council for the City of Fort Wayne.

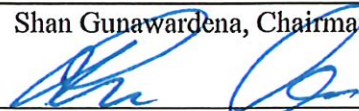
**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF FORT WAYNE, INDIANA BOARD OF PUBLIC WORKS AS FOLLOWS:**

Finding that this project is of benefit to the public, this resolution to accept the donation of a fee simple interest in the Real Estate, to the City of Fort Wayne, Indiana is hereby


**APPROVED** this 17th day of March, 2026.

**BOARD OF PUBLIC WORKS**

BY:           ABSENT            
Shan Gunawardena, Chairman

BY:   
Kumar Menon, Member

BY:   
Chris Guerrero, Member

ATTEST:   
Michelle Fulk-Vondran, Clerk



# CITY OF FORT WAYNE

SHARON TUCKER, MAYOR

## Land Donation Agreement

PIN: 02-03-22-229-003.000-082

Real Estate being donated: See attached Exhibit A

Title Passage Affidavit Recorded: December 11, 2025

I, **Janie M. Mullet**, on behalf of the undersigned property owner (hereinafter "Owner"), hereby agree to donate, convey, and warrant to Fort Wayne City Utilities ("FWCU") the fee simple interest in the entirety of that certain parcel of real estate referenced hereinabove (the "Property"). Owner thus acknowledges that Owner is entitled to just compensation based on an independent appraisal of the Property, and Owner knowingly waives all its rights to be remunerated for the Property, wishing to donate such Property to FWCU, in consideration only of goodwill, and of FWCU's assumption of maintenance and other liabilities of ownership of the Property. Moreover Owner agrees to pay all closing fees and all other costs whatsoever associated with transferring title to the Property to FWCU, as well as the remainder of all property taxes owed in 2026 for the Property; and to execute all necessary conveyance instruments and otherwise cooperate in full to transfer clear title to the Property to FWCU. By executing below, Owner represents that this donation is made freely and without any undue influence or any manner of coercion.

Property Owner Name: **Lois J. Kruth, an undivided one-fifth (1/5) interest,  
Janie M. Mullet, an undivided one-fifth (1/5) interest,  
Omer W. Liechty, Jr., an undivided one-fifth (1/5) interest,  
Wendy Lederach, an undivided one-fifth (1/5) interest,  
Sherman Liechty, an undivided one-fifth (1/5) interest.**

Signature: Janie M. Mullet

Print Name and Title: Janie M. Mullet

### ACKNOWLEDGEMENT

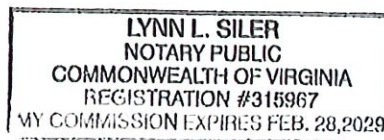
STATE OF Virginia  
COUNTY OF Rockingham

SS:

Before me, a Notary Public in and for said County and State, personally appeared Janie M. Mullet who acknowledged the truth of the statements in the foregoing affidavit on this 11 day of Feb., 2026

Lynn L. Siler  
Notary Public Signature  
My Commission Expires 03/28/2029  
My County of Residence is Rockingham

Lynn L. Siler  
Notary Public Printed Name



SAFE CITY • QUALITY JOBS • B.E.S.T.

One Main St. • Fort Wayne, Indiana • 46802-1804 • [www.cityoffortwayne.org](http://www.cityoffortwayne.org)

An Equal Opportunity Employer



# CITY OF FORT WAYNE

SHARON TUCKER, MAYOR

## Land Donation Agreement

PIN: 02-03-22-229-003.000-082

Real Estate being donated: See attached Exhibit A  
Title Passage Affidavit Recorded: December 11, 2025

I, **Lois J. Kruth**, on behalf of the undersigned property owner (hereinafter "Owner"), hereby agree to donate, convey, and warrant to Fort Wayne City Utilities ("FWCU") the fee simple interest in the entirety of that certain parcel of real estate referenced hereinabove (the "Property"). Owner thus acknowledges that Owner is entitled to just compensation based on an independent appraisal of the Property, and Owner knowingly waives all its rights to be remunerated for the Property, wishing to donate such Property to FWCU, in consideration only of goodwill, and of FWCU's assumption of maintenance and other liabilities of ownership of the Property. Moreover Owner agrees to pay all closing fees and all other costs whatsoever associated with transferring title to the Property to FWCU, as well as the remainder of all property taxes owed in 2026 for the Property; and to execute all necessary conveyance instruments and otherwise cooperate in full to transfer clear title to the Property to FWCU. By executing below, Owner represents that this donation is made freely and without any undue influence or any manner of coercion.

Property Owner Name: **Lois J. Kruth, an undivided one-fifth (1/5) interest,  
Janie M. Mullet, an undivided one-fifth (1/5) interest,  
Omer W. Liechty, Jr., an undivided one-fifth (1/5) interest,  
Wendy Lederach, an undivided one-fifth (1/5) interest,  
Sherman Liechty, an undivided one-fifth (1/5) interest.**

Signature: *Lois J. Kruth*

Print Name and Title: Lois J. Kruth

### ACKNOWLEDGEMENT

STATE OF California )  
 )  
COUNTY OF El Dorado )

SS:

Before me, a Notary Public in and for said County and State, personally appeared **Lois J. Kruth** who acknowledged the truth of the statements in the foregoing affidavit on this 09 day of February, 2026

*Joseph M. Henderson*  
Notary Public Signature  
My Commission Expires Feb 12, 2028  
My County of Residence is El Dorado

Joseph M. Henderson  
Notary Public Printed Name



SAFE CITY • QUALITY JOBS • B.E.S.T.





# CITY OF FORT WAYNE

~~SHARON TUCKER MAYOR~~

## Land Donation Agreement

PIN: 02-03-22-229-003.000-082

Real Estate being donated: See attached Exhibit A

Title Passage Affidavit Recorded: December 11, 2025

I, **Sherman Liechty**, on behalf of the undersigned property owner (hereinafter "Owner"), hereby agree to donate, convey, and warrant to Fort Wayne City Utilities ("FWCU") the fee simple interest in the entirety of that certain parcel of real estate referenced hereinabove (the "Property"). Owner thus acknowledges that Owner is entitled to just compensation based on an independent appraisal of the Property, and Owner knowingly waives all its rights to be remunerated for the Property, wishing to donate such Property to FWCU, in consideration only of goodwill, and of FWCU's assumption of maintenance and other liabilities of ownership of the Property. Moreover Owner agrees to pay all closing fees and all other costs whatsoever associated with transferring title to the Property to FWCU, as well as the remainder of all property taxes owed in 2026 for the Property; and to execute all necessary conveyance instruments and otherwise cooperate in full to transfer clear title to the Property to FWCU. By executing below, Owner represents that this donation is made freely and without any undue influence or any manner of coercion.

Property Owner Name: **Lois J. Kruth, an undivided one-fifth (1/5) interest,  
Janie M. Mullet, an undivided one-fifth (1/5) interest,  
Omer W. Liechty, Jr., an undivided one-fifth (1/5) interest,  
Wendy Lederach, an undivided one-fifth (1/5) interest,  
Sherman Liechty, an undivided one-fifth (1/5) interest.**

Signature: *Sherman Liechty*

Print Name and Title: Sherman Liechty

### ACKNOWLEDGEMENT

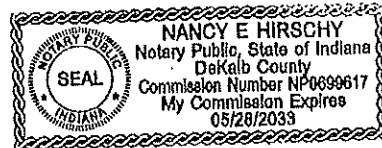
STATE OF Indiana )  
COUNTY OF DeKalb )

SS:

Before me, a Notary Public in and for said County and State, personally appeared **Sherman Liechty** who acknowledged the truth of the statements in the foregoing affidavit on this 10 day of February, 2026

*Nancy E. Hirschy*  
Notary Public Signature  
My Commission Expires May 28, 2033  
My County of Residence is DeKalb

*Nancy E. Hirschy*  
Notary Public Printed Name



SAFE CITY • QUALITY JOBS • B.E.S.T.

One Main St. • Fort Wayne, Indiana • 46802-1804 • [www.cityoffortwayne.org](http://www.cityoffortwayne.org)  
An Equal Opportunity Employer

# CITY OF FORT WAYNE

## Land Donation Agreement

PIN: 02-03-22-229-003.000-082

Real Estate being donated: See attached Exhibit A  
Title Passage Affidavit Recorded: December 11, 2025

I, Wendy Lederach, on behalf of the undersigned property owner (hereinafter "Owner"), hereby agree to donate, convey, and warrant to Fort Wayne City Utilities ("FWCU") the fee simple interest in the entirety of that certain parcel of real estate referenced hereinabove (the "Property"). Owner thus acknowledges that Owner is entitled to just compensation based on an independent appraisal of the Property, and Owner knowingly waives all its rights to be remunerated for the Property, wishing to donate such Property to FWCU, in consideration only of goodwill, and of FWCU's assumption of maintenance and other liabilities of ownership of the Property. Moreover Owner agrees to pay all closing fees and all other costs whatsoever associated with transferring title to the Property to FWCU, as well as the remainder of all property taxes owed in 2026 for the Property; and to execute all necessary conveyance instruments and otherwise cooperate in full to transfer clear title to the Property to FWCU. By executing below, Owner represents that this donation is made freely and without any undue influence or any manner of coercion.

Property Owner Name: **Lois J. Kruth, an undivided one-fifth (1/5) interest,**  
**Janie M. Mullet, an undivided one-fifth (1/5) interest,**  
**Omer W. Liechty, Jr., an undivided one-fifth (1/5) interest,**  
**Wendy Lederach, an undivided one-fifth (1/5) interest,**  
**Sherman Liechty, an undivided one-fifth (1/5) interest.**

Signature: Wendy Lederach

Print Name and Title: Wendy Lederach

### ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )

SS:

COUNTY OF \_\_\_\_\_ )

Before me, a Notary Public in and for said County and State, personally appeared Wendy Lederach who acknowledged the truth of the statements in the foregoing affidavit on this \_\_\_\_ day of \_\_\_\_\_, 2026

Notary Public Signature \_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
My County of Residence is \_\_\_\_\_

Notary Public Printed Name \_\_\_\_\_

see attachment, ep

SAFE CITY • QUALITY JOBS • B.R.S.T.

One Main St. • Fort Wayne, Indiana • 46802-1804 • www.cityoffortwayne.org

Land Donation agreement

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

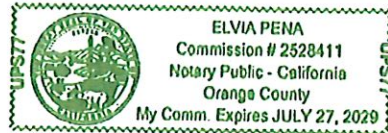
On February 10, 2026 before me, Elvia Pena, Notary public  
(insert name and title of the officer)

personally appeared Wendy Lederach  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elvia Pena (Seal)



**EXHIBIT A - PARCEL #02-03-22-229-003.000-082**

**Described as follows:**

**Witmer Park Addn Park Area as shown on Original Plat B21B-P130 recorded May 9, 1955 and Amended Plat B21B-P151 recorded on June 21, 1955, in the office of the Recorder of Allen County Indiana.**



02-03-22-229-003.000-082

Liechty Omer W & Mary M

RIO VISTA AVE

600, Vacant - Platted Lot

AG/RURAL RES HOMESIT 1/2

General Information

Ownership

Transfer of Ownership

Notes

Parcel Number

Liechty Omer W & Mary M

Date Owner Doc ID Code Book/Page Adj Sale Price VA

9/21/2017 MISC: COMMON AREA PER S.O. PART OF THE RIVER & WITMER PARK 18/19

02-03-22-229-003.000-082

11106 Shoreline Dr

01/01/2017 Liechty Omer W & Mar WD /

Local Parcel Number

Leo, IN 46765

43-0014-0048

Tax ID:

Legal

Routing Number

Witmer Park Adsn Park Area

Property Class 500

Vacant - Platted Lot

Year: 2025

Valuation Records (Work In Progress values are not certified values and are subject to change)

Location Information

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA
As Of Date	03/28/2025	03/22/2024	04/07/2023	03/21/2022	03/08/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$0	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

County

Allen

Township

CEDAR CREEK TOWNSHIP

District 082 (Local 043)

082 LEO CEDARVILLE (43)

School Corp 0255

EAST ALLEN COUNTY

Neighborhood 421018-082

AG/RURAL RES HOMESITES 01 (

Section/Plat

0022

Location Address (1)

RIO VISTA AVE

LEO, IN 46765

Zoning

CA A

Subdivision

Lot

Market Model

N/A

Characteristics

Topography

Flood Hazard

Public Utilities

ERA

Streets or Roads

TIF

Neighborhood Life Cycle Stage

Other

Printed Saturday, April 12, 2025

Review Group 2022

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0'X0', Cl 0'X0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
CA	A		0	0.767	1.00	\$	\$	\$00	0%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	0.77
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Fermland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$0

Data Source N/A Collector 04/26/2022 kwmaaa Appraiser 04/26/2022 kwmaaa

Interoffice Memo

Date: March 26, 2026  
To: Common Council Members  
From: Seth Weinglass, Program Manager – Capital Project Services – Telephone: 427-1330  
RE: **Land Donation of 0.77 Acres of Vacant Land on the 11300 Block of Rio Vista Avenue in Leo-Cedarville, IN 46765**

**Council Introduction Date: April 13, 2026—Council District #: n/a**

Background & supporting information:

City Utilities has agreed to accept the donation an unimproved 0.77 acre lot from the Liechty family. The lot is located on the north side of Rio Vista Avenue, between lots 64 and 65 of the Witmer Park Addition to the town of Leo-Cedarville.

The map attached to this memo shows the new parcel that City Utilities intends to acquire. The site will be used for access and management of the Cedarville Reservoir along the Saint Joseph River.

The owners have agreed to donate the land to the City at no cost, and to pay all closing costs.

Implications of not being approved:

Not accepting this donation would result in City Utilities not having access through this inlet to maintain the reservoir and control water levels.

Justification if prior approval is being requested: Not applicable

Funding source: CUE Revenue

Attachments:

- Aerial Image of Property
- Tax Card
- Board Resolution
- Land Donation Agreement

CC: Matthew Wirtz  
Eric Ruppert  
Ben Gensic  
Jill Helfrich