

BILL NO. R-26-08-02

RESOLUTION NO. _____

A RESOLUTION APPROVING THE ACQUISITION OF RIGHT OF WAY FOR THE PUFFERBELLY TRAIL PEDESTRIAN BRIDGE ("VANN FAMILY CROSSING") OVER COLISEUM BOULEVARD, FORT WAYNE, INDIANA, FOR THE CITY OF FORT WAYNE (Approved and Executed by the Board of Public Works on July 28, 2026).

WHEREAS, the City of Fort Wayne desires to purchase 0.688 acres from Monarch Properties, LLC (Bob Thomas Ford), 320 West Coliseum Boulevard, Fort Wayne, Indiana; and

WHEREAS, the purchase of this property will be used for the construction of the Pufferbelly Trail Pedestrian Bridge over Coliseum Boulevard which will complete the 13-mile long Pufferbelly Trail and connect 130 miles of trails in Allen County; and

WHEREAS, the purchase price for the property is ONE MILLION ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS – (\$1,150,000.00); and

WHEREAS, Sec. 37.25 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:

SECTION 1. The purchase of 0.688 acres from Monarch Properties, LLC (Bob Thomas Ford), 320 West Coliseum Boulevard, Fort Wayne, Indiana specifically described in Resolution #113-7-28-26-1 is hereby approved and agreed to. The appropriate officials of the City are hereby authorized to execute all documents necessary to accomplish 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 B. Heiny, City Attorney

**A RESOLUTION OF THE CITY OF FORT WAYNE, INDIANA
BOARD OF PUBLIC WORKS
APPROVING THE ACQUISITION OF ROW FOR THE PUFFERBELLY TRAIL
PEDESTRIAN BRIDGE OVER COLISEUM BOULEVARD**

RESOLUTION #113-7-28-26-1

Approval of Resolution for the acquisition of one (1) parcel of real estate by right of way deed for the Pufferbelly Trail Pedestrian Bridge at 320 West Coliseum Boulevard.

WHEREAS, the City of Fort Wayne Board of Public Works needs to acquire one (1) parcel of land to facilitate the construction of the Pufferbelly Trail Pedestrian Bridge over Coliseum Boulevard; and

WHEREAS, the City of Fort Wayne received an appraisal dated 10/16/25 from Verne V. Mitchell, III, MAI, Indiana Certified General Appraiser, valuing the 0.688 acres at 320 West Coliseum Boulevard owned by Monarch Properties, LLC, at \$1,004,550; and

WHEREAS, the appraisal from Verne V. Mitchell, III, was reviewed and approved by Lowell K. Griffin, MAI, Indiana Certified General Appraiser, on 11/18/25; and

WHEREAS, the City of Fort Wayne Public Works Division sent an offer of \$1,004,550 by certified mail to Monarch Properties, LLC on 12/03/25; and

WHEREAS, a settlement offer of \$1,150,000 was received by the City of Fort Wayne Public Works Division from Stoll Keenon Ogden, PLLC, the law firm representing Monarch Properties, LLC and Beer Malters, LLC, representing the City; and

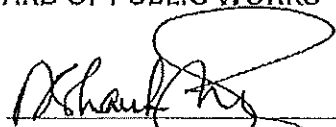
WHEREAS, the City of Fort Wayne Public Works Division has agreed to accept this settlement offer.

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

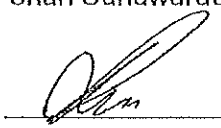
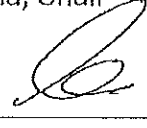
The Board of Public Works of the City of Fort Wayne, Indiana hereby approves the acquisition of the necessary property, following all applicable state statutes. The Land Agents of the City of Fort Wayne are hereby authorized to execute all documents necessary to accomplish said acquisition pending approval by Common Council of the City of Fort Wayne.

Adopted this 28 day of July, 2026.

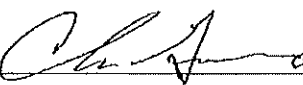
BOARD OF PUBLIC WORKS

BY: 

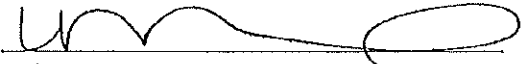
Shan Gunawardena, Chair

BY:  

Kumar Menon, Member

BY: 

Chris Guerrero, Member

ATTEST: 

Michelle Fulk-Vondran, Clerk

DIGEST SHEET

Department: Greenways & Trails

Resolution Number: 113-7-28-26-1

Title of Ordinance: Acquisition of Right of Way for the Pufferbelly Trail Pedestrian Bridge ("Vann Family Crossing") over Coliseum Boulevard

Amount of Contract: \$1,150,000

Description of Project (Be Specific): For the construction of the Pufferbelly Trail Pedestrian Bridge over Coliseum Boulevard, the City needs to acquire 0.688 acres from Monarch Properties, LLC (Bob Thomas Ford), 320 West Coliseum Boulevard

What Are The Implications If Not Approved: We will not be able to construct the Pufferbelly Trail Pedestrian Bridge, which will complete the 13-mile long Pufferbelly Trail and connect 130 miles of trails in Allen County. This bridge is also critical for the 82-mile long Poka-Bache Connector Trail in NE Indiana. We will also lose a \$5 million donation from Jim Vann and the Vann Family Foundation if the bridge is not constructed by the end of 2027.

If Prior Approval Is Being Requested, Justify: n/a

Additional Comments: The City provided an offer based upon an appraisal by Verne Mitchell, which was reviewed by another appraiser, Lowell Griffin, in the amount of \$1,004,550. Our offer was countered with a settlement offer of \$1,150,000. This settlement offer is less than 15% of the original offer. The Public Works Division, Mayor's Office and the Board of Public Works have approved this settlement offer. We would appreciate City Council's approval.