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2 **BILL NO. R-16-01-01**

3 **RESOLUTION NO. R-16-16**

4 **A RESOLUTION APPROVING THE**
5 **PURCHASE OF CERTAIN REAL**
6 **ESTATE FOR THE CITY OF FORT**
7 **WAYNE, PARKS AND RECREATION**
8 **DEPARTMENT.**

9 **WHEREAS**, the City of Fort Wayne, through its Parks and
10 Recreation Department, desires to purchase real estate at 7811 North River
11 Road and 7829 North River Road, Fort Wayne, Indiana; and

12 **WHEREAS**, the City of Fort Wayne, through its Parks and
13 Recreation Department, desires to purchase these two (2) parcels of real estate
14 to become a part of Kreager Park; and

15 **WHEREAS**, the purchase price for the real estate located at 7811
16 North River Road, Fort Wayne, Indiana is ONE HUNDRED FIFTEEN
17 THOUSAND AND 00/100 DOLLARS – (\$115,000.00) and the purchase price
18 for the real estate located at 7829 North River Road is SEVENTY-TWO
19 THOUSAND, FIVE HUNDRED AND 00/100 DOLLARS – (\$72,500.00); and

20 **WHEREAS**, Sec. 37-25 of the City of Fort Wayne Code of
21 Ordinances, requires the Common Council approval of any purchase of real
22 estate by the City.

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

25 **SECTION 1.** The purchase of real estate by the City of Fort
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Wayne, through its Department of Parks and Recreation, located at 7811 North River Road and 7829 North River Road, Fort Wayne, Indiana 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

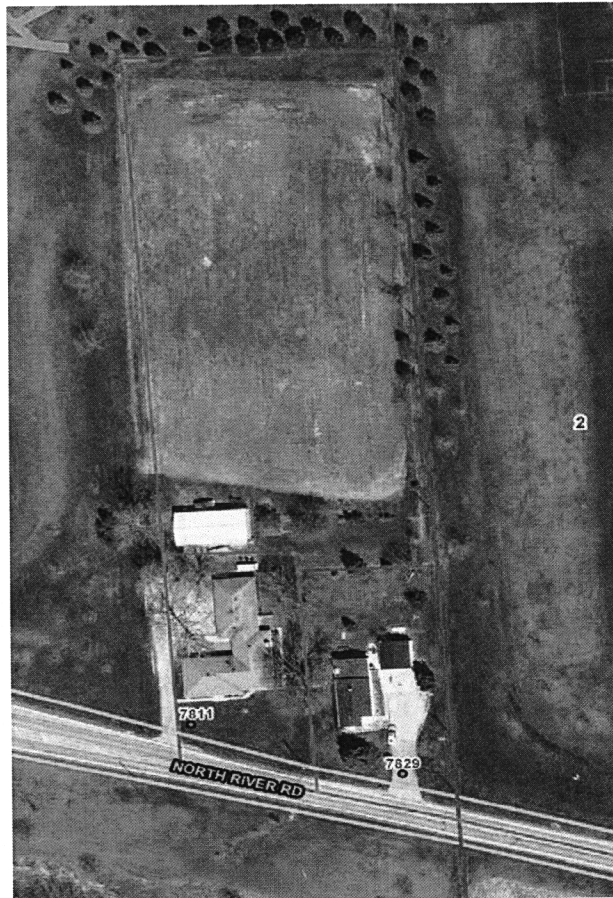


Carol Helton, City Attorney

Kreager Park

Adjacent Property for Sale
Appraisal Prices October 2015

Addresses	McChessney Real Estate & Appraisal Services	Tom Freistroffer Appraisal Services	Average of Two Appraisals
7811 North River Road	\$111,000.00	\$119,000.00	\$115,000.00
7829 North River Road	\$73,000.00	\$72,000.00	<u>\$72,500.00</u>
		Total	\$187,500.00



NORMAL



PRIOR APPROVAL



INTRODUCTION

(PLEASE CHECK THE INTRODUCTION YOU ARE REQUESTING)

ENCLOSED WITH THIS INTRODUCTION FORM IS A TAB SHEET AND RELATED MATERIAL FROM THE VENDOR (S) WHO SUBMITTED BID (S). PLEASE FILL OUT THE FOLLOWING INFORMATION AND RETURN TO PURCHASING:

BID # _____ AWARDED TO: _____ AMOUNT: 187,500.00

WAS WAS NOT THE LOWEST, MOST RESPONSIVE, AND MOST RESPONSIBLE OF 0 BIDDERS. IF NOT LOWEST, GIVE EXPLANATION FOR NOT OBTAINING LOW BID:

The process for purchasing of land is the average of two independent appraisals of the property and buildings. This was completed in the fall 2015. The average amount was offered to both of the home owners and was accepted. The purchase of these two properties have been approved by the Board of Park Commissioners. I am now asking for approval from City Council.

DESCRIPTION OF PROJECT (BE SPECIFIC AND QUANTIFY):

The purchase of real estate that is surrounded by Kreager Park located on North River Road. This purchase is for two parcels of land. The first is at 7811 North River Road in the amount of \$115,000. It is approximately 2.5 acres of land that includes a residents and an out building. The second is at 7829 North River Road in the amount of \$72,500. It is approx. 0.5 acres of land that includes a residents an a detached garage.

IF REPLACEMENT, WHAT NECESSITATES:

WHAT ARE THE IMPLICATIONS IF PURCHASE IS NOT APPROVED:

These properties will not be added to the inventory and will not be part of Kreager Park.

IF PRIOR APPROVAL IS BEING REQUESTED, JUSTIFY THE NEED:

PREPARED BY: Steve McDaniel

DATE: 1/5/2016

COUNCIL DIGEST SHEET

Enclosed with this introduction form is a tab sheet and related material from the vendor(s) who submitted bid(s). Purchasing Department is providing this information to Council as an overview of this award.

RFPs & BIDS

Bid/RFP #	Purchase Agreement between City of Fort Wayne Board of Park Commissioners (Buyer) and Stephen F. Bruder (Seller) for property located at 7811 North River Road (\$115,000.00) and Purchase Agreement between City of Fort Wayne Board of Park Commissioners (Buyer) and Derrick W. Kipfer (Seller) for property located at 7829 North River Road (\$72,500.00)
Awarded To	Stephen F. Bruder and Derrick W. Kipfer
Amount	\$187,500.00
Conflict of interest on file?	Yes <input checked="" type="checkbox"/> No – in process of obtaining
Number of Registrants	
Number of Bidders	
Required Attachments	

EXTENSIONS

Date Last Bid Out	
# Extensions Granted To Date	0

SPECIAL PROCUREMENT

Contract #/ID <i>(State, Federal, Piggyback--Authority)</i>	n/a
Sole Source/Compatibility Justification	The average of two independent appraisals of real estate

BID CRITERIA *(Take Buy Indiana requirements into consideration.)*

Most Responsible, Responsive Lowest	Yes <input type="checkbox"/> No <i>If no, explain below</i>
If not lowest, explain	The average of two independent appraisals of real estate

COUNCIL DIGEST SHEET

COST COMPARISON

<i>Increase/decrease amount from prior years For annual purchase (if available).</i>	n/a
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DESCRIPTION OF PROJECT / NEED

<i>Identify need for project & describe project; attach supporting documents as necessary.</i>	The purchase of real estate that is surrounded by Kreager Park located on North River Road. This purchase is for two parcels of land. The first is at 7811 North River Road in the amount of \$115,000. It is approximately 2.5 acres of land that includes a residents and an out building. The second parcel is at 7829 North River Road in the amount of \$72,500. It is approximately 0.5 acres of land that Includes a residents and a detached garage.
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REQUEST FOR PRIOR APPROVAL

<i>Provide justification if prior approval is being requested.</i>	n/a

FUNDING SOURCE

<i>Account Information.</i>	Parks Kreager Park Trust and Cumulative Capital Fund

MEMORANDUM

To: City Council Members, City of Fort Wayne
From: Steve McDaniel
CC: File
Subject: Purchase of Property adjacent to Kreager Park
Date: December 17, 2015

The Fort Wayne Parks and Recreation Department is requesting approval for purchase of property at 7811 North River Road in the amount of \$115,000 and property at 7829 North River Road in the amount of \$72,500. These properties are surrounded by Kreager Park and will become part of the park.

Funding for this project is coming from the Parks Kreager Park Trust and the Cumulative Capital Fund.

I respectfully request your approval of these purchases. If you have any questions, please feel free to contact me at 427-6407.

Thank you in advance.

Public Hearing Date, if applicable N/A

Read the first time in full and on motion by Councilman Glynn Hines,
Read the second time by title and referred to the Finance Committee,
Read the third time in full and on motion by Councilman Glynn Hines,
placed on its passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
TOTAL VOTES	<u>8</u>		<u>1</u>	
ARP	<u>✓</u>			
BARANDA	<u>✓</u>			
CRAWFORD	<u>✓</u>			
DIDIER	<u>✓</u>			
ENSLEY	<u>✓</u>			
FREISTROFFER			<u>✓</u>	
HINES	<u>✓</u>			
JEHL	<u>✓</u>			
PADDOCK	<u>✓</u>			

DATED: 1/26/2016

Lana R. Keesling
LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION)(GENERAL)(SPECIAL)(ZONING) (ORDINANCE)(RESOLUTION) NO. _____ on the 26th day of JANUARY, 2016

ATTEST:
Lana R. Keesling
LANA R. KEESLING,
CITY CLERK

MOM
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of JANUARY, 2016, at the hour of 8:30 o'clock AM EST

Lana R. Keesling
LANA R. KEESLING, CITY CLERK

Approved and signed by me this 27TH day of JANUARY 2012, at the hour of 9:00 o'clock AM EST.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. R-16-01-01

REPORT OF COMMITTEE ON FINANCE

JANUARY 26, 2016

GLYNN HINES- CHAIR
JOHN CRAWFORD- CO-CHAIR
ALL COUNCIL MEMBERS

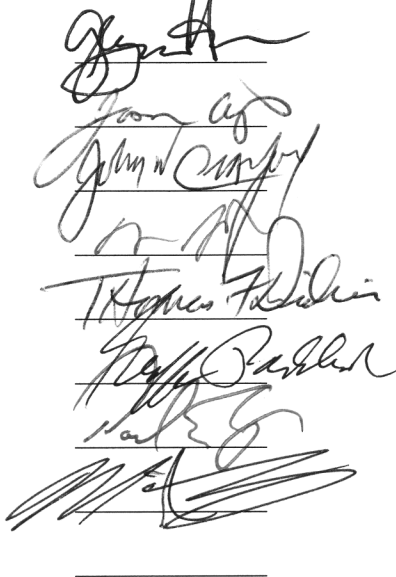
A RESOLUTION APPROVING THE PURCHASE OF CERTAIN REAL ESTATE FOR THE CITY OF FORT WAYNE, PARKS AND RECREATION DEPARTMENT. **COMMITTEE OF FINANCE HAVE HAD SAID RESOLUTION** under Consideration and beg leave to report back to the Common Council that said ordinance

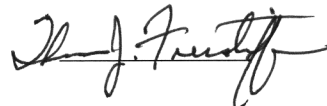
DO PASS

DO NOT PASS

ABSTAIN

NO REC





LANA R. KEESLING
CITY CLERK
