

1
2 **BILL NO. R-20-02-02**

3 **RESOLUTION NO. R-6-20**

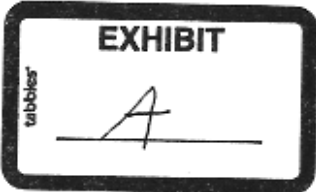
4 **A RESOLUTION APPROVING THE ACQUISITION/DONATION**
5 **OF CERTAIN REAL ESTATE LOCATED AT 5800 MASON**
6 **DRIVE, FORT WAYNE, INDIANA, FOR THE CITY OF FORT**
7 **WAYNE, BY AND THROUGH THE FORT WAYNE PARKS**
8 **AND RECREATION DEPARTMENT.**

9 **WHEREAS**, the City of Fort Wayne, through its Department of Parks
10 and Recreation desires to acquire 2.351 acres of property located at 5800 Mason
11 Drive, Fort Wayne, Indiana, specifically described in the Quit Claim Deed, Exhibit
12 "A," attached hereto and made a part hereof; and

13 **WHEREAS**, the Quit Claim Deed for the 2.351 acres of property located
14 at 5800 Mason Drive, Fort Wayne, Indiana is submitted to the Common Council
15 for approval.

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

18 **SECTION 1.** The acquisition of 2.351 acres of real estate by the City
19 of Fort Wayne through its Department of Parks and Recreation, located at 5800
20 Mason Drive, Fort Wayne, Indian, specifically described in the Quit Claim Deed,
21 Exhibit "A," is hereby approved and agreed to. The appropriate officials of the City
22 are hereby authorized to execute all documents necessary to accomplish said
23 donation.
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Mail Tax Bills To:
200 East Berry Street, Suite 470
Fort Wayne, IN 46802

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, Old Prairie Products, Inc., an Indiana corporation ("GRANTOR") of Allen County in the State of Indiana,

Remises, releases and forever QUITCLAIMS to the City of Fort Wayne Board of Park Commissioners ("GRANTEE") of Allen County in the State of Indiana,

For and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in the City of Fort Wayne, Allen County, in the State of Indiana, to-wit:

See Exhibit A attached

The undersigned person executing this instrument on behalf of the Grantor represents and certifies that he is the duly elected President of Grantor, and has been fully empowered and authorized to execute and deliver this QUITCLAIM DEED; that Grantor has full capacity to convey the real estate herein; and that all necessary action for the making of this conveyance has been taken and done.

Subject to all liens, easements, rights-of-way, restrictions and limitations of record, and visible easements not of record.

Dated this 9 day of Dec, 2019.

Old Prairie Products, Inc.

Allen L. Poorman
Allen L. Poorman
President



STATE OF INDIANA)
)SS:
COUNTY OF ALLEN)

Before me a Notary Public in and for said County and State, this 9 day of Dec, 2019, personally appeared Allen L. Poorman, President of Old Prairie Products, Inc. and acknowledged the execution of the foregoing deed. I have, in witness thereof, subscribed my name and affixed my official seal.

My Commission Expires:
4/26/2026

Sheryl K Poorman
Notary Public

Resident of:
Allen Co.

This instrument prepared by Lawrence E. Shine, Attorney at Law 298-02

I affirm, under penalties of perjury, that I have taken reasonable care to redact the Social Security numbers in this document, unless required by law.
Daniel A. Brenner

D. PREPARER

Daniel A. Brenner <i>Preparer of the Sales Disclosure Form</i>	Property Manager <i>Title</i>
200 East Berry Street Suite 470 <i>Address (Number and Street)</i>	Fort Wayne <i>Company</i>
Fort Wayne, IN 46802 <i>City, State, and ZIP Code</i>	260 427-5402 <i>Telephone Number</i>
	<i>E-mail</i>

E. SELLER(S)/GRANTOR(S)

Old Prairie Products, Inc. <i>Seller 1 - Name as appears on conveyance document</i>	
12408 Ernst Rd <i>Address (Number and Street)</i>	
Roanoke, IN 46783 <i>City, State, and ZIP Code</i>	
260 747-9141 <i>Telephone Number</i>	
<i>E-mail</i>	
	<i>Seller 2 - Name as appears on conveyance document</i>
	<i>Address (Number and Street)</i>
	<i>City, State, and ZIP Code</i>
	<i>Telephone Number</i>
	<i>E-mail</i>

Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5, "Real Property Sales Disclosure Act".

<i>Signature of Seller</i> Allen L. Poorman	<i>Signature of Seller</i>
Allen L. Poorman <i>Printed Name of Seller</i>	<i>Printed Name of Seller</i>
12/09/2019 <i>Sign Date (MM/DD/YYYY)</i>	<i>Sign Date (MM/DD/YYYY)</i>

F. BUYER(S)/GRANTEE(S) APPLICATION FOR PROPERTY TAX DEDUCTIONS: IDENTIFY ALL ITEMS THAT APPLY

City of Fort Wayne <i>Buyer 1 - Name as appears on conveyance document</i>	
200 East Berry Street Suite 470 <i>Address (Number and Street)</i>	
Fort Wayne, IN 46802 <i>City, State, and ZIP Code</i>	
260 427-5402 <i>Telephone Number</i>	
<i>E-mail</i>	
	<i>Buyer 2 - Name as appears on conveyance document</i>
	<i>Address (Number and Street)</i>
	<i>City, State, and ZIP Code</i>
	<i>Telephone Number</i>
	<i>E-mail</i>

THE SALES DISCLOSURE FORM MAY BE USED TO APPLY FOR CERTAIN DEDUCTIONS FOR THIS PROPERTY. IDENTIFY ALL OF THOSE THAT APPLY.

YES	NO	CONDITION	YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Will this property be the buyer's primary residence? Provide complete address of primary residence, including county: 200 E. Berry St Suite 470 <i>Address (Number and Street)</i> Fort Wayne, IN 46802 <i>City, State ZIP Code</i> Allen <i>County</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Homestead
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Does the buyer have a homestead in Indiana to be vacated for this residence? If yes, provide complete address of residence being vacated, including county: <i>Address (Number and Street)</i> <i>City, State ZIP Code</i> <i>County</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Solar Energy Heating/Cooling System
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Wind Power Device
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Hydroelectric Power Device
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Geothermal Energy Heating/Cooling Device
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Is this property a residential rental property?
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Would you like to receive tax statements for this property via e-mail? (Provide contact information below. Please see instructions for more information. Not available in all counties.)
					<i>Primary property owner contact name</i>
					<i>E-mail</i>

Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5, "Real Property Sales Disclosure Act". (Note: Spouse information, Social Security and Driver's License/Other numbers are not necessary if no Homestead Deduction is being filed.)

<i>Signature of Buyer 1</i> Daniel A. Brenner	<i>Signature of Buyer 2/Spouse</i>
Daniel A. Brenner <i>Printed Legal Name of Buyer 1</i>	<i>Printed Legal Name of Buyer 2/Spouse</i>
12/09/2019 <i>Sign Date (MM/DD/YYYY)</i>	<i>Sign Date (MM/DD/YYYY)</i>
01029 <i>Last 5 digits of Buyer 1 Driver's State License/ID/Other Number</i>	<i>Last 5 Digits of Social Security Number</i>
	<i>Last 5 digits of Buyer 2/Spouse Driver's State License/ID/Other Number</i>
	<i>Last 5 Digits of Social Security Number</i>

PART 2 - COUNTY ASSESSOR

The county assessor must verify and complete items 1 through 14 and stamp the sales disclosure form before sending to the auditor:

1. Property	2. AV Land	3. AV Improvement	4. Value of Personal Property	5. AV Total	6. Property Class Code	7. Neighborhood Code	8. Tax District	9. Acreage
A.)								
B.)								

Assessor Stamp	10. Identify physical changes to property between March 1 and date of sale. _____ _____ _____	<table border="1"> <thead> <tr> <th>YES</th> <th>NO</th> <th>CONDITION</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>11. Is form completed?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>12. State sales fee required?</td> </tr> <tr> <td colspan="3">13. Date of sale (MM/DD/YYYY): _____</td> </tr> <tr> <td colspan="3">14. Date form received (MM/DD/YYYY): _____</td> </tr> </tbody> </table>	YES	NO	CONDITION	<input type="checkbox"/>	<input type="checkbox"/>	11. Is form completed?	<input type="checkbox"/>	<input type="checkbox"/>	12. State sales fee required?	13. Date of sale (MM/DD/YYYY): _____			14. Date form received (MM/DD/YYYY): _____		
	YES	NO	CONDITION														
<input type="checkbox"/>	<input type="checkbox"/>	11. Is form completed?															
<input type="checkbox"/>	<input type="checkbox"/>	12. State sales fee required?															
13. Date of sale (MM/DD/YYYY): _____																	
14. Date form received (MM/DD/YYYY): _____																	

Items 15 through 18 are to be completed by the assessor when validating this sale:

15. If applicable, identify any additional special circumstances relating to validation of sale. _____ _____ _____ _____	<table border="1"> <thead> <tr> <th>YES</th> <th>NO</th> <th>CONDITION</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>16. Sale valid for trending?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>17. Validation of sale complete?</td> </tr> <tr> <td colspan="3">18. Validated by: _____</td> </tr> </tbody> </table>	YES	NO	CONDITION	<input type="checkbox"/>	<input type="checkbox"/>	16. Sale valid for trending?	<input type="checkbox"/>	<input type="checkbox"/>	17. Validation of sale complete?	18. Validated by: _____		
YES	NO	CONDITION											
<input type="checkbox"/>	<input type="checkbox"/>	16. Sale valid for trending?											
<input type="checkbox"/>	<input type="checkbox"/>	17. Validation of sale complete?											
18. Validated by: _____													

PART 3 - COUNTY AUDITOR

Auditor Stamp	1. Disclosure fee amount collected: \$ _____	<table border="1"> <thead> <tr> <th>YES</th> <th>NO</th> <th>CONDITION</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>6. Is form completed?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>7. Is state fee collected?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>8. Attachments complete?</td> </tr> </tbody> </table>	YES	NO	CONDITION	<input type="checkbox"/>	<input type="checkbox"/>	6. Is form completed?	<input type="checkbox"/>	<input type="checkbox"/>	7. Is state fee collected?	<input type="checkbox"/>	<input type="checkbox"/>	8. Attachments complete?
	YES		NO	CONDITION										
<input type="checkbox"/>	<input type="checkbox"/>	6. Is form completed?												
<input type="checkbox"/>	<input type="checkbox"/>	7. Is state fee collected?												
<input type="checkbox"/>	<input type="checkbox"/>	8. Attachments complete?												
2. Other Local Fee: \$ _____	3. Total Fee Collected: \$ _____													
4. Auditor receipt book number: _____	5. Date of transfer (MM/DD/YYYY): _____													

PART 4 - RECEIPT FOR STATEMENT OF DEDUCTION OF ASSESSED VALUATION

SDF ID _____	SDF Date (MM/DD/YYYY) _____	Buyer 1 - Name as appears on conveyance document _____
Parcel Number _____	Address of Property (Number and Street) _____	City, State, and ZIP Code of Property _____
Check all that apply: <input type="checkbox"/> Homestead <input type="checkbox"/> Solar Energy <input type="checkbox"/> Wind Power <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Rental Property <input type="checkbox"/> Electronic Statement (e-mail)	Auditor Signature _____	Date (MM/DD/YYYY) _____

A person who knowingly and intentionally falsifies value of transferred real property, or omits or falsifies any information required to be provided in the sales disclosure form commits a Class C felony.

CLOSING STATEMENT

Seller: Old Prairie Products, Inc.

Buyer: City of Fort Wayne

Property: Part of NE ¼ S25, T30N, R12E, in Wayne Township, Allen County, Indiana containing approximately 2.325 acres

Closing Date: _____

Sales Price Land (Donation)	\$0.00
Appraisal	N/A
Survey	N/A
Title Insurance	POC
Advertising Costs	N/A
Recording	N/A
Decd Preparation	N/A
Balance Due from Buyer	\$0.00

POC – Buyer Paid Outside Closing Survey

POC – Buyer Paid Outside Closing Title Insurance

Seller: Old Prairie Products, Inc.

Buyer: City of Fort Wayne Board of Park
Commissioners

By:

Allen L. Poorman
Allen L. Poorman

By:

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 #	
Awarded To	Board of Park Commissioners
Amount	0
Conflict of interest on file?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Number of Registrants	1
Number of Bidders	1
Required Attachments	Property Donation Deed

EXTENSIONS

Date Last Bid Out	0
# Extensions Granted To Date	0

SPECIAL PROCUREMENT

Contract #/ID <i>(State, Federal, Piggyback--Authority)</i>	n/a
Sole Source/ Compatibility Justification	

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

Most Responsible, Responsive Lowest	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If no, explain below</i>
If not lowest, explain	

COUNCIL DIGEST SHEET

COST COMPARISON

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

DESCRIPTION OF PROJECT / NEED

<i>Identify need for project & describe project; attach supporting documents as necessary.</i>	This is a request for approval of a donation of 2.351 acres of wooded land that is located adjacent to Mason Drive Park. This property would serve as additional park space in Mason Drive Park.

REQUEST FOR PRIOR APPROVAL

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

FUNDING SOURCE

<i>Account Information.</i>	None

MEMORANDUM

To: City Council Members, City of Fort Wayne
From: Steve Schuhmacher
CC: File
Subject: Mason Drive Park Property Donation
Date: January 15, 2020

Mason Drive Park Property Donation Approval

Project Approval Request

Scope of Work:

Mason Drive Park is located at 5800 Mason Drive in Fort Wayne. Old Prairie Products is the property owner directly to the east of the park. The owner would like to donate a portion of the land to the Fort Wayne Parks Department to serve as an addition to Mason Drive Park. The property consists completely of wooded area containing 2.351 acres. Due to the location and type of property, the Board of Park Commissioners feels that this would be a beneficial property to the Parks Department and Mason Drive Park and therefore would like to request approval to accept this donation from Old Prairie Products to the Fort Wayne Parks and Recreation Department. If you have any questions, please feel free to contact me at 427-6401 or Executive Director, Steve McDaniel at 427-6407.

Please review the attached documents and let me know if you have any questions or concerns.

Thank you in advance.

Steve Schuhmacher
DEPUTY DIRECTOR OF PARK MAINTENANCE
Fort Wayne Parks And Recreation

(260) 427-6401
705 E. State Blvd.
Fort Wayne, IN 46805



BILL NO. R-20-02-02

REPORT OF COMMITTEE ON FINANCE

February 25, 2020

Sharon Tucker Chair

Jason Arp Co-Chair

All Council Members

A Resolution approving the acquisition/donation of certain real estate located at 5800 Mason Drive, Fort Wayne, Indiana, for the City of Fort Wayne, by and through the Fort Wayne Parks and Recreation Department




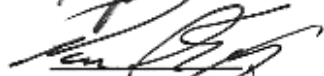
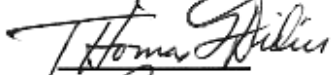
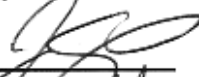


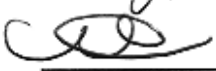
COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

DO NOT PASS

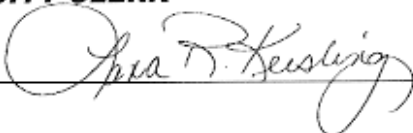
ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

LANA R. KEESLING

CITY CLERK



Public Hearing Date: N/A

Read the first time in full and on motion by Councilperson Tucker.

Read the second time by title and referred to the Finance Committee.

Read the third time in full and on motion by Councilperson Tucker, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: February 25, 2020


LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-20-02-02 on the 25th day of February, 2020

ATTEST:

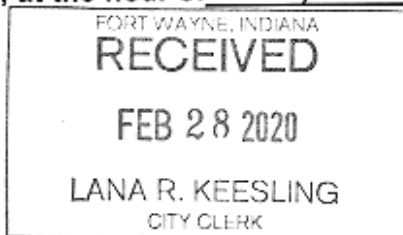

LANA R. KEESLING
CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th of February 2020, at the hour of 10:30 o'clock A.M. E.S.T.


LANA R. KEESLING, CITY CLERK

Approved and signed by me this 28th day of FEBRUARY 2020, at the hour of 9:00 o'clock AM E.S.T.




THOMAS C. HENRY, MAYOR