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BILL NO. S-18-07-28

SPECIAL ORDINANCE NO. S- 75-18

AN ORDINANCE approving CONSTRUCTION CONTRACT - ENVIRONMENTAL REMEDIATION AT 412 S. CALHOUN ST. – up to \$354,164.00 between IWM CONSULTING and the City of Fort Wayne, Indiana, in connection with the Board of Public Works.

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

SECTION 1. That the CONSTRUCTION CONTRACT - ENVIRONMENTAL REMEDIATION AT 412 S. CALHOUN ST. by and between IWM CONSULTING and the City of Fort Wayne, Indiana, in connection with the Board of Public Works, is hereby ratified, and affirmed and approved in all respects, respectfully for:

All labor, insurance, material, equipment, tools, power, transportation, miscellaneous equipment, etc., necessary for remediate 412 S. Calhoun Street of environmental contamination legally necessary to proceed with the Riverview, LLC development;

involving a total cost of up to THREE HUNDRED FIFTY-FOUR THOUSAND ONE HUNDRED SIXTY-FOUR AND 00/100 DOLLARS - (\$354,164.00). A copy of said Contract is on file with the Office of the City Clerk and made available for public inspection, according to law.


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SECTION 2. That this Ordinance 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



REDEVELOPMENT COMMISSION

City of Fort Wayne
Community Development
200 East Berry Street, Suite 320
Fort Wayne IN 46802
260.427.1127 • 311

www.fwcommunitydevelopment.org

July 5, 2018

MEMO

To: City of Fort Wayne Common Council

Copy: City of Fort Wayne Department of Redevelopment

From: Nancy Townsend, Director of Redevelopment, and Lindsey Maksim, Brownfields Coordinator, Redevelopment Department, 427-2792

Re: Environmental Remediation Construction Contract Approval for Proposed Riverview, LLC Development at 412 S. Calhoun St.

Pursuant to IC 36-7-14-16 and IC 36-7-14-41, please find enclosed herewith:

1. A digest sheet for the referenced project is attached. Please advise if you need anything else for Council agenda.

The Department of Redevelopment hereby requests that the Common Council consider and approve a construction contract between the Fort Wayne Redevelopment Commission and IWM Consulting to remediate 412 S. Calhoun of environmental contamination legally necessary to proceed with the Riverview, LLC development.

Following the Common Council's consideration and approval, the Department of Redevelopment will take appropriate action to execute the contract and remediate the environmental contamination in preparation for the developer to break-ground.

An Equal Opportunity Employer



DIGEST SHEET

TITLE OF RESOLUTION. A resolution confirming the approval of a construction contract concerning environmental remediation at 412 S. Calhoun St.

DEPARTMENT REQUESTING RESOLUTION. Department of Redevelopment.

SYNOPSIS OF RESOLUTION. Approves the Department of Redevelopment to spend up to \$354,164.00 with IWM Consulting to remediate the soil and groundwater for the Riverview, LLC development.

EFFECT OF PASSAGE. The river-adjacent-property to be developed by Riverview, LLC, a \$62.5 million development, is contaminated with hydraulic oil, gasoline and underground storage tanks. Under the guidance of the Indiana Brownfields Program, the Department of Redevelopment will work with IWM Consulting to remediate contaminated groundwater and soil necessary under the guidelines of the Indiana Department of Environmental Management. The remediation will prepare the property for safe and legal development of a downtown parking garage and river-facing apartments.

EFFECT OF NON-PASSAGE. The necessary remediation that is legally required to progress the agreements between the developer, the County and the City will not be completed. Riverview, LLC would be forced to delay or cancel construction of the proposed project.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS). Expenses up to \$354,164.00 for environmental remediation will be paid with Community Development CEDIT funds already allocated by City Council as part of the annual budget process. These funds may be paid out (reimbursed) over time to the County, should the County pay these contract costs upfront (agreement pending).

ASSIGNED TO COMMITTEE (PRESIDENT). _____

BILL NO. S-18-07-28

REPORT OF COMMITTEE ON FINANCE

July 24, 2018

John Crawford Chair

Jason Arp Co-Chair

All Council Members

An Ordinance approving Construction Contract – Environmental Remediation at 412 S. Calhoun St.. – up to \$354,164.00 between IWM CONSULTING and the City of Fort Wayne, Indiana, in connection with the Board of Public Works



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

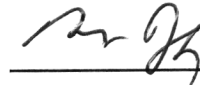
DO PASS

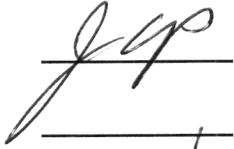
DO NOT PASS

ABSTAIN

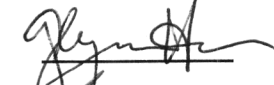
NO REC

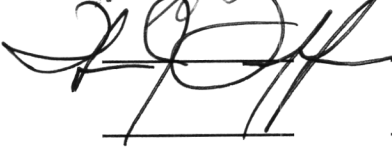




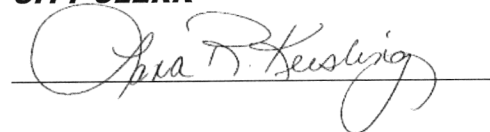








**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

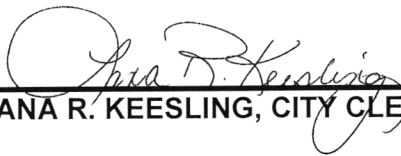
Read the first time in full and on motion by Councilman Crawford.

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

Read the third time in full and on motion by Councilman Crawford, 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"/>
BARRANDA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CRAWFORD	<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: July 24, 2018




 LANA R. KEESLING, CITY CLERK

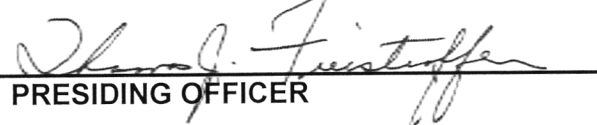
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Special Ordinance No. S-18-07-28 on the 24th day of July, 2018

ATTEST:



 LANA R. KEESLING
 CITY CLERK



 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th of July 2018, at the hour of 9:40 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 26TH day of JULY 2018, at the hour of 11:00 O'clock Am. E.S.T.



 THOMAS C. HENRY, MAYOR