

RESOLUTION 23-23

**A RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY
- Re: 220 E. Third Street**

WHEREAS, the Common Council of the City of Bloomington, Indiana (the “Common Council”) adopted Ordinance 22-30 (the “Bond Ordinance”) authorizing the issuance of the City of Bloomington, Indiana General Revenue Annual Appropriation Bonds of 2022 (the “Bonds”) in an aggregate principal amount not to exceed \$29,500,000, to pay all or a portion of the costs of capital projects to provide improved public safety facilities for the City of Bloomington’s (the “City”) police and fire departments, including the purchase and renovation of Showers West located at 320 W. 8th Street for a new police department and fire administration headquarters; and

WHEREAS, as part of the total of funding for the projects, the administration indicated its intent to use proceeds from the sale of the current police headquarters located at 220 E. Third Street (the “Real Estate”) to pay for the renovation of Showers West; and

WHEREAS, the Real Estate includes the following parcels:

- 53-05-33-300-018.001-005
- 53-05-33-300-021.000-005
- 53-08-04-200-038.000-009
- 53-08-04-206-001.000-009

WHEREAS, the City obtained two appraisals of the Real Estate pursuant to Indiana Code § 36-1-11-4, which found the value of the property to be \$3,200,000 and \$4,400,000 respectively for an average of \$3,800,000; and

WHEREAS, on September 26, 2023, the Board of Public Works authorized the publishing of notice of the terms and conditions of sale of the Real Estate pursuant Indiana Code §§ 36-1-11-4 and 5-3-1; and

WHEREAS, the period of sale began on October 25, 2023, and ended on December 12, 2023; the minimum bid established for the sale of the Real Estate was \$3,200,000; and

WHEREAS, under Indiana Code § 36-1-11-4(f), the City may sell the property to the highest and best bidder; and

WHEREAS, the City received three offers for the purchase of the Real Estate; and

WHEREAS, at the direction of the executive, the Board of Public Works held a properly noticed public hearing for the sale of the real estate on December 8, 2023; and

WHEREAS, the Board of Public Works forwarded this matter to the Executive and Common Council without a recommendation; and

WHEREAS, the City recommends the offer attached to this Resolution as Exhibit A; and

WHEREAS, the Common Council now finds that all conditions precedent to the sale of the Real Estate have been complied with in accordance with Indiana law; and

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

SECTION 1. Approval of Sale of Real Property. Pursuant to Indiana Code 36-1-11, the Council hereby approves and authorizes the City to sell the Real Property as described above in accordance with the terms of the offer, attached to this Resolution as Exhibit A.

SECTION 2. Other Actions. The Common Council directs the City to enter into a conveyance agreement for the sale of the Real Property as authorized above. City staff shall report to Council the outcome of the sale within 15 days of the closing of the sale or termination of the agreement, whichever shall occur.

SECTION 3. Effective Date. This Resolution shall be in full force and effect from and after its passage and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Indiana, this ____ day of _____, 2023.

SUE SGAMBELLURI, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Indiana, this ____ day of _____, 2023.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED this ____ day of _____, 2023.

JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This resolution approves the sale of the real estate located at 220 E. Third Street in accordance with the procedures set forth Indiana Code 36-1-11.