

## **Resolution of Joint Park Board to Dispose of Real Property**

**Whereas**, the Joint Park Board (“Park Board”) is a separate entity created pursuant to *an Amended and Restated Interlocal Cooperation Agreement* (“Agreement”) effective December 18, 2017 between the City of Valparaiso (“City”) and Center Township (“Township”). Such Agreement was recorded with the Porter County Recorder on August 3, 2018 as document 2018-017702.

**Whereas**, the Park Board owns property identified by Parcel Number 64-09-24-253-001.000-004 (“Banta parcel”). That is the location of the former Banta School and currently serves as the location for various Park Board programs including activities geared to seniors.

**Whereas**, pursuant to Section 4.2(e) of the Agreement and Indiana Code § 36-10-3-11((a)(4), the Park Board may acquire and dispose of real and personal property.

**Whereas**, the Park Board has determined that the Banta parcel to be excess property and not necessary for Park Board operations. The cost of maintaining the old school building is significant and not cost effective.

**Whereas**, the Park Board is willing to consider offers for the Banta Parcel.

**Whereas**, the Park Board is only willing to sell the Banta parcel to a user that will maintain and/or develop the Banta parcel in ways that will not adversely impact its residential setting and the larger Banta neighborhood. Moreover, because of the importance of senior center activities and nutrition offerings, any sale would be contingent on ensuring the Park Board identifies a temporary alternative location for those programs until relocation to the former McGill building can be completed.

**Wherefore**, the Park Board adopts the following process:

1. The Mayor of Valparaiso, the Valparaiso City Council President and Center Township Trustee have been made aware of the Park Board’s interest to potentially sell the Banta parcel.
2. The Park Board has recently secured two appraisals for the Banta parcel. Upon approval of this Resolution, the Park Director is authorized to issue a Request for Proposals (“RFP”). The Parks Director is empowered to develop a process to seek proposals, negotiate on behalf of the Park Board and to present all the written offers received to the Park

Board for its consideration. The RFP will be open for a minimum of forty-five (45) days and all RFP responses will be made public.

3. The Park Board will issue notice to conduct a public hearing at its July 29<sup>th</sup> meeting to receive public input.

4. After reviewing all RFP responses, the Park Director will make a recommendation to the Park Board. As part of that process, the Park Board may request that the parties seeking to purchase the Banta parcel appear at a Park Board meeting to publicly discuss its proposed use and address public questions.

5. Should the Park Board identify an acceptable proposal, the Park Board shall direct its Park Director and attorney to enter formal negotiations and prepare a Real Estate Purchase Agreement.

8. Upon completion of an acceptable Real Estate Purchase Agreement, such will be presented to the Park Board for its review and approval.

9. The Park Board President is authorized to sign all documents relating to the potential sale of the Banta Parcel.