

RESOLUTION NO. 5, 2025

A RESOLUTION OF THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF WABASH, INDIANA, ACCEPTING THE TRANSFER OF PROPERTY FROM THE CITY OF WABASH DEPARTMENT OF REDEVELOPMENT, FOR THE PURPOSE OF NEGOTIATING AND SELLING TO A PUBLIC UTILITY

WHEREAS, the City of Wabash, Department of Redevelopment, also known as the Wabash Redevelopment Commission and the Wabash City Redevelopment Commission, (“Redevelopment Commission”), holds title to certain real property located within the corporate boundaries of the City of Wabash, (the “City”); and

WHEREAS, this property is more particularly described as follows, to-wit:

Part of the Southeast Quarter of Section 4, Township 27 North, Range 6 East, Wabash County, Indiana, being that 1.00 acre parcel surveyed by John H. Stephens, Indiana Professional Surveyor #LS80040428 and shown on the plat of an original boundary survey certified on September 10, 2025 as Job number 25185, being more particularly described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence South 89 degrees 14 minutes 23 seconds West, grid bearing (North American Datum 1983, Indiana East Zone), along the south line of said Southeast Quarter, a distance of 984.93 feet to the POINT OF BEGINNING and a mag nail with JHS RLS #80040428 identification; thence continuing South 89 degrees 14 minutes 23 seconds West, along said south quarter section line, 256.44 feet to a mag nail with JHS RLS #80040428 identification on the east public right of way line as recorded on page 594 of Miscellaneous Record 120 on file in the office of the Wabash County, Indiana Recorder; North 00 degrees 45 minutes 27 seconds West, 40.00 feet to the beginning of a non-tangent curve to the right; thence traversing said public right of way line the following Two (2) courses; 1) thence westerly, northwesterly, and northerly along said public right of way line and a curve having a radius of 50.00 feet, a central angle of 90 degrees 47 minutes 45 seconds, an arc length of 79.23 feet and subtended by a chord bearing North 45 degrees 21 minutes 35 seconds West, a chord length of 71.20 feet; 2) thence North 00 degrees 01 minutes 39 seconds East, 59.30 feet to an iron stake with JHS RLS #80040428 identification; North 89 degrees 14 minutes 23 seconds East, 307.68 feet; thence South 00 degrees 01 minutes 39 seconds West, 150.00 feet to the POINT OF BEGINNING.

Containing 1.00 acre, more or less.

Subject to easements, rights of way, covenants and restrictions of record.

WHEREAS, the Redevelopment Commission has determined the property is needed by the City for purposes of negotiating and selling to a public utility, to-wit Northern Indiana Public Service Company (“NIPSCO”), for infrastructure development and public benefit within the City; and

WHEREAS, the City desires to accept the transfer of said property for the purpose of negotiating and selling it to NIPSCO for infrastructure development and public benefit, and

WHEREAS, the Board of Public Works and Safety for the City finds that such transfer and subsequent sale is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED by the Board of Public Works and Safety for the City, as follows:

1. The City hereby accepts the transfer of the property described in Exhibit A, attached hereto and incorporated herein by reference, from the Redevelopment Commission.
2. The Mayor of the City is hereby authorized to execute all documents necessary to effectuate the transfer of said property.
3. The Mayor and any persons designated by the Mayor are authorized to negotiate and enter into agreements for the sale of the property to NIPSCO, subject to applicable laws and procedures.
4. This Resolution shall be in full force and effect from and after its adoption.

PASSED AND ADOPTED by the Board of Public Works and Safety on October 16, 2025.

Scott A. Long, Mayor

James Reynolds, Member

Todd Titus, Member

ATTEST:

Melanie Givens Penn, Clerk-Treasurer