Dowling Park Purchase from the City of Hammond

Purdue University Calumet

Request BoT Approval of Resolution

Campus: Calumet

Project Description: In December 2014, Chancellor Keon presented a proposal to the Board of Trustees to acquire a 15+ acre portion of Dowling Park featuring an outdoor sports complex utilized by Purdue Calumet athletic programs from the City of Hammond. The Calumet campus has no outdoor facilities for athletic or intramural programs and is landlocked. Nonetheless, the Athletics Department currently offers 210 student athletes the opportunity to participate in twelve sports. Home games for field sports are hosted at facilities rented from nearby high schools. Located 1.25 miles east of campus, the fenced Dowling Park outdoor sports complex includes all-weather synthetic fields for baseball, softball and soccer, each designed specifically for collegiate competition in addition to tennis courts, spectator seating, a concession stand, restrooms and a service building.

Discussions related to Dowling Park were initiated by former Chancellor Cohen. The original concept was to execute a long-term rental agreement allowing Purdue Calumet to use the city-owned facility during prescribed times. Upon conclusion of the first phase of improvements at the park in August 2014, city officials expressed interest in selling a portion of the park to the university with the city becoming a lessee for future use of the facility.

The City of Hammond is offering the specified portion of the park property and all improvements for $3,500,000 and limited consideration for use of the park over a 20-year period and the value of the university managing the facility. The intent of the resolution is to direct the University to acquire the park for the benefit of the Calumet campus.

Purchase Price: $3,500,000

Source of Funds: Capital Planning and Operations Reserve
RESOLUTION OF THE BOARD OF TRUSTEES OF THE TRUSTEES OF PURDUE UNIVERSITY (THE “CORPORATION”) AUTHORIZING THE ACQUISITION OF CERTAIN REAL ESTATE IN LAKE COUNTY, INDIANA


2. AUTHORIZING CERTAIN OFFICERS OF THE CORPORATION AND OF THE UNIVERSITY TO ACQUIRE REAL ESTATE BY PURCHASE AND TO DO ALL ACTS NECESSARY TO ACCOMPLISH SUCH ACQUISITION.

WHEREAS, the Board of Trustees (the “Board”) of the Corporation desires to acquire certain real property owned by the City of Hammond (the “City”), which real estate is: (a) located in Lake County, Indiana and more fully described on Exhibits A and B attached hereto and made a part hereof (the “Real Estate”), and (b) available for the transfer price of Three Million Five Hundred Thousand Dollars ($3,500,000); and

WHEREAS, the Real Estate consists of an approximately 15 acre tract of land located 1.25 miles east of the Calumet campus containing all weather synthetic fields for baseball, softball and soccer each designed specifically for collegiate competition, tennis courts, spectator seating and ancillary structures; and

WHEREAS, the Board understands that the transfer price reflects the University’s willingness to allow Hammond residents to continue to use the Real Estate subject to the terms and conditions to be agreed upon by the City and the University; and

WHEREAS, pursuant to IC 21-34-3, the Board is authorized and empowered to acquire any real estate that in its judgment is necessary for carrying on the educational research, the public service programs, or the statutory responsibilities of the Corporation and/or for managing, operating, or servicing Purdue University by purchase through procedures prescribed in said statute; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board as follows:

1. The Board hereby finds and determines that the Real Estate is necessary for carrying on the educational research, the public service programs, or the statutory responsibilities of the Corporation and/or for managing, operating, or servicing Purdue University, and that it would be advantageous to the Corporation to acquire the Real Estate by purchase from the City pursuant to the provisions of IC 21-34-3.

2. The Board hereby authorizes and approves the acquisition of the Real Estate from the City for the sum of Three Million Five Hundred Thousand Dollars ($3,500,000) pursuant to the provisions of IC 21-34-3, on such terms and conditions as the Treasurer of the Corporation shall deem to be in the best interests of the Corporation and of the University.
3. The Treasurer and Assistant Treasurer of the Corporation and the Chief Financial Officer and the Senior Vice President of the University, and each of them, are hereby authorized to negotiate, make and execute a contract, together with such other documents as are reasonably deemed by them to be necessary to effectuate the transactions contemplated thereby, in the name and on behalf of the Corporation and/or the University, as appropriate, setting forth such terms and conditions for the acquisition and improvement of the Real Estate as in their judgment may be necessary or desirable, and the Secretary and Assistant Secretary of the Corporation, and each of them, are hereby authorized and directed to attest the execution of such contract and other documents.

4. The above-designated officers, together with the Chairman, Vice Chairman, Legal Counsel and Assistant Legal Counsel of the Corporation, and each of them, are hereby authorized and empowered for, on behalf of, and in the name of the Corporation, or of the University, to execute and deliver any and all documents and instruments and to take any and all other actions as may be necessary or appropriate to carry out the purpose and intent of this Resolution, whether therein or herein specifically authorized or not, except for such actions as are specifically required by law to be taken by the Board as the governing body of the Corporation. All acts of said officers in conformity with the intent and purposes of this Resolution, whether taken before or after this date, are hereby ratified, confirmed, approved and adopted as the acts of the Corporation.
Exhibit A

1 = Purdue University Calumet
2 = Dowling Park