

BOARD APPROVED
JUNE 14, 2019
JANICE INDRUTZ
CORPORATE SECRETARY

PFC - 06/14/19
BOT - 06/14/19



ADMINISTRATIVE OPERATIONS

TO: Members of the Board of Trustees
FR: Michael B. Cline, Senior Vice President for Administrative Operations
DATE: June 3, 2019
RE: Transfer Land to the City of Hammond, Indiana, for 173rd Street Right of Way

Attachments:

- Resolution
- Exhibit A: Transferred Real Estate – 173rd Street Right of Way

Intent to Sell:

Purdue Northwest – Hammond campus

This land sale to the City of Hammond, Indiana, will facilitate a project to widen 173rd Street between Woodmar Avenue and Ontario Avenue. This project, funded by the City of Hammond and the Indiana Department of Transportation, will improve pedestrian access between the north and south districts of campus, pedestrian safety and public transportation connectivity by creating a pedestrian refuge island and an integrated bus stop primarily to serve Purdue Northwest.

- Specifically, Purdue will sell two parcels totaling just under half an acre of land to the City of Hammond, Indiana.
- The Purdue-owned parcels are within the existing right of way, and the City of Hammond requires the land in order to widen the road.
- Appraisals:
 - Parcel 1: \$21,400
 - Parcel 2: \$64,000
- Sale price: \$40,300
 - The sale price will cover the cost to relocate nine existing Purdue Northwest wayfinding signs and landscaping.
 - As the primary beneficiary and in order to facilitate the project, the University is not requesting compensation for the full appraised value of the land.

c: Chairman Mike Berghoff
President Mitch Daniels
Treasurer Bill Sullivan
Provost Jay Akridge
Assistant Treasurer Jim Almond
Corporate Secretary Janice Indrutz
Legal Counsel Steve Schultz

**RESOLUTION OF THE BOARD OF TRUSTEES
OF THE TRUSTEES OF PURDUE UNIVERSITY (THE “CORPORATION”)
AUTHORIZING THE TRANSFER OF CERTAIN REAL ESTATE IN
LAKE COUNTY, INDIANA TO THE CITY OF HAMMOND**

- 1. DECLARING THAT CERTAIN REAL ESTATE IS NOT NEEDED FOR ANY PURPOSES OF 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 (THE “UNIVERSITY”); AND**
- 2. DECLARING THAT IT WOULD BE ADVANTAGEOUS TO THE CORPORATION AND UNIVERSITY TO TRANSFER THAT CERTAIN REAL ESTATE TO THE CITY OF HAMMOND TO ALLOW THE COMPLETION OF THE 173RD STREET IMPROVEMENT PROJECT; AND**
- 3. 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 TRANSFER.**

WHEREAS, the City of Hammond (the “City”) has secured funding to facilitate a project to widen 173rd Street between Woodmar Avenue and Ontario Avenue (the “173rd Street Project”); and

WHEREAS, the Corporation owns certain real property located in Lake County, Indiana consisting of two tracts of land totaling approximately four-tenths (0.4) acres, as delineated on Exhibit A attached hereto and made a part hereof (the “University Real Estate”), which is located within the 173rd Street right of way and is a necessary component of the 173rd Street Project; and

WHEREAS, the completion of the 173rd Street Project will improve pedestrian access and safety between the north and south districts of the Purdue Northwest Hammond campus by creating a pedestrian refuge island and an integrated bus stop to primarily serve Purdue Northwest; and

WHEREAS, the City, as part of the 173rd Street Project, will relocate nine existing Purdue Northwest wayfaring signs and associated landscaping; and

WHEREAS, the City has now requested that the Corporation transfer the University Real Estate to the City for the sum of Forty Thousand Three Hundred Dollars (\$40,300.00) to allow the completion of the 173rd Street Project; and

WHEREAS, the Board hereby declares its support for the 173rd Street Project given the advantages it will provide to the University and due to the Board’s determination that the University Real Estate is not needed for the purposes of the University; and

WHEREAS, the Board now desires to authorize the designated officers of the Corporation and the University to take such actions as they deem necessary or appropriate to provide for the transfer of the University Real Estate to the City, all as more particularly set forth below:

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

1. The Board hereby finds and determines that the University Real Estate is not needed for the purposes of carrying on the educational research, the public service programs or the statutory responsibilities of the Corporation and/or for managing, operating, or servicing the University.

2. The Board further finds and determines that the transfer of the University Real Estate to the City for the sum of Forty Thousand Three Hundred Dollars (\$40,300.00) is advantageous to the University in allowing for the completion of the 173rd Street Project with the resulting benefits accruing to the University therefrom.

3. The Board hereby authorizes and approves the transfer of the University Real Estate to the City, 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.

4. The Treasurer and Assistant Treasurer of the Corporation and the Chief Financial Officer and the Senior Vice President for Business Services 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.

5. The Treasurer and Assistant Treasurer, and each of them, are hereby authorized and directed to cause to be executed a deed of conveyance of the University Real Estate conveying the same to the City, and the Secretary and Assistant Secretary of the Corporation, and each of them, are hereby authorized and directed to attest to the execution of such deed.

6. 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

**Transferred Real Estate
173rd Street Right of Way**

Hammond, Indiana

5/14/2019



LEGEND

☆ LAND TRANSFER TO CITY OF HAMMOND

🏠 PURDUE UNIVERSITY LAND
PURDUE UNIVERSITY PHYSICAL FACILITIES

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community