

## **Answers to Questions from Councilman Pape Submitted December, 2009**

### **1. The purchase and renovation of the credit union building on New Haven Avenue**

The former credit union located at 4813 New Haven Avenue was purchased by the Commissioners in 2006 to be a replacement for the Kidder Building. It was purchased for \$325,000. At the time, Sheriff Herman felt that the 15,000 square foot building would be adequate for his priorities and needs. No plans were finalized and after Sheriff Fries took office in 2007, his priorities and needs for the department necessitated a small addition to the building. This addition would require the purchase of an additional parcel on the corner of New Haven Avenue and Meyer Road. The County began to pursue the purchase of the corner. While attempts to buy the corner were underway, discussions about co-locating City and County Police began to start up again in early 2008 and the renovation of New Haven Avenue was put on hold. After discussions came to a close in late 2008, the Commissioners and Sheriff went about figuring out how best to replace the Kidder Building, utilize New Haven Avenue or build on land at Adams Center Road.

Also in 2008, the Department of Health was continuing to look for a suitable building to combine all of its clinical divisions into one location. Many locations were examined and toured, but were not the right fit. Since New Haven Avenue was still available and the County was unable to purchase the corner parcel from its current owner, the Commissioners offered the building to the Department of Health. The pre-construction estimate to remodel the former credit union into a clinic was \$1,670,000.

New Haven Avenue is centrally located in Allen County and is on a bus line, which is important for the Department of Health. Throughout the Department's search for a clinical building, the City of Fort Wayne, through Community Development, was involved in the project because of block grant funding. Additionally, discussions concerning a clinic building have taken place at the public Board of Health meetings over the last few years. Both the City and County make appointments to this board.

### **2. The allocation of \$3,000,000 for a Sheriff's HQ on Adams Center Road**

The property at Adams Center Road was purchased in 2007 for the proposed purpose of a training center operated by the Sheriff's Department. It was incumbent upon the Sheriff to raise the funds for the project. No decision was made on whether or not the replacement for the Kidder Building would be located on this site. When County Council appropriated money in their budget for this project, they picked a dollar amount as a placeholder for the new Kidder building, as costs were not known at that time. More or less money would be allocated to the project after plans were finalized and construction estimates were created. The process to replace the Kidder Building has never arrived at this phase as the process has in essence been on hold since early 2008. There have not been floor plans developed for a new Kidder Building at Adams Center.

## **2b. Sheriff's Records**

Sheriff's records and evidence are maintained at the Kidder Building. The Sheriff's Department plans to have both records and evidence at the same location as the replacement for the Kidder Building. No study has been undertaken on the cost-effectiveness of on-site vs. off-site storage of records or evidence because the Sheriff's Department must keep its evidence secure on premises and the Records Division needs easy access to records. In any future location, the Records Division needs approximately 1,900 square feet of space and 2,000 to 2,500 square feet will be needed for evidence storage.

The Sheriff is unaware of a formal proposal from the City concerning a merger of the radio shops. The Sheriff has had informal conversations about the possibility with the City over the last few years, but no specific action plan has been proposed or created.

## **3. Location and occupancy of county-owned buildings**

Location and use of primary county-owned facilities is attached.

## **4. County plans regarding how or if they'd fill the CCB upon City exit**

Since the Mayor's announcement on June 23, 2009 that he intended to buy 200 East Berry and move city operations out of the City-County Building, the County has done no formal planning involving outside professionals, as it was our hope that preserving the existing co-location relationship would still be possible. However, informally, there were discussions about what might happen if the City ultimately moved out.

The City would vacate 93,039 square feet of space in the City-County Building and take with it \$1.2 million in rent. The County would need to fill the space and make up the loss in rent. The most logical departments to move into the City-County Building would be the ones located in the Highway Building (Highway, Building Department, Public Defender, Solid Waste, and Coroner), the Courthouse Annex (Small Claims Court, some Clerk's Office functions, but not Adult Probation), and ATOS employees housed on Wallace Street. In addition, depending on square footage needs, there are other small county and quasi-county operations which could be offered space. The present market value of the Courthouse Annex and Wallace Street Building is \$1,315,000. We do not have an appraisal yet on the Highway Building. No formal study has been done to determine operational savings if these buildings are consolidated.

Preliminary, internal (non-professionally derived) figures based on Design Collaborative/Schenkel Shultz' (DC/SS) recent work estimated the County would spend at least \$2.4 million to renovate the City-County Building in the event the City vacated its space. However, the DC/SS remodeling estimates were high-level and actual remodeling costs of the back-filled departments is not known at this time. The cost to remodel would also be dependent upon which departments would be moved in and what additional remodeling might be needed for existing departments who have additional space needs or need to be reconfigured.

## **5. Copies of appraisals for buildings being considered for potential sale or reuse**

Copies of relevant portions of appraisal are attached.

**6. Answer to Question #5 from questions asked in August**

The New Haven Avenue building is the only building which has been purchased by the County in the last five years. To date, the Commissioners have paid under \$30,000 for preliminary architectural drawings and a survey and environmental study on the additional parcel that needed to be purchased. The Department of Health is estimated to pay \$133,607 in architectural fees to turn the former credit union into a clinic for communicable diseases, STDs, and vaccinations.