

SPECIAL MEETING

Wednesday, December 19, 1928, 1 P. M.

The Common Council of the City of Indianapolis met in the Council Chamber at 1 o'clock P. M., Wednesday, Dec. 19, 1928, pursuant to the following call:

To the Honorable President and Members of the Common Council of the City of Indianapolis, Indiana:

Gentlemen:

You are hereby notified that there will be a Special Meeting of the Common Council held in the Council Chamber on Wednesday, Dec. 19, 1928, at 1 o'clock p. m., the purpose of such Special Meeting being to receive the report of the Special Committee appointed on the Airport Site question, together with such other motions, resolutions, communications, or ordinances as may pertain to the selection of a site for a municipal airport, and to take any other such action as the Council may see fit on the Airport proposition.

Also to consider on second reading and passage, General Ordinance 97, 1928, and Special Ordinance 8, 1928.

Respectfully,

EDWARD B. RAUB,
President, Common Council.

I, William A. Boyce, Jr., Clerk of the Common Council of the City of Indianapolis, Indiana, do hereby certify that I have served the above and foregoing notice to each and every member of the Common Council prior to the time of such Special Meeting, pursuant to the rules.

In witness whereof, I have hereunto affixed my signature and caused the seal of the City of Indianapolis to be affixed.

WILLIAM A. BOYCE, JR.,
City Clerk.

Which was read.

The Clerk called the roll.

Present: Edward B. Raub, President, and eight mem-

bers, viz: Earl Buchanan, Edward W. Harris, Herman P. Lieber, Albert F. Meurer, Meredith Nicholson, Paul E. Rathert, Robert E. Springsteen, John F. White.

On motion of Mr. Buchanan, seconded by Mr. Rathert, the Council deferred reading of the Journal for the previous meeting until the next regular session.

On motion of Mr. White, seconded by Mr. Harris, the Council suspended the rules requiring fourteen copies of Resolution No. 7, to be in the hands of the City Clerk by noon of Council meeting day.

INTRODUCTION OF RESOLUTIONS

By Special Airport Committee:

RESOLUTION 7, 1928

WHEREAS, pursuant to Sections 3838 to 3843 inclusive, Burns R. S. of Indiana, 1926, the governing body of the City of Indianapolis is authorized to acquire, improve, equip, manage, operate, maintain and dispose of aviation fields, and

WHEREAS, it is deemed advisable and necessary by the Common Council of the City of Indianapolis to acquire, improve and equip an aviation field as a municipal airport, and

WHEREAS, a tract of land designated and known as Site No. 8, which is described in the Mayor's letter of Dec. 17, 1928, addressed to Mr. Edward B. Raub, president of the Common Council of the City of Indianapolis, and which is attached hereto and marked Exhibit "A." and which said tract is generally described and situated as follows: Part of Section 23 and part of south half of Section 14 and part of the southeast quarter of Section 15 and the east half of Section 22, all in Township 15, North Range 2, east Marion County, State of Indiana, is deemed most suitable for the purpose of an aviation field and municipal airport, and

WHEREAS, the Mayor of the City of Indianapolis in conjunction with the Board of Public Works of the City of Indianapolis and a citizens' committee appointed to assist the Mayor and the Board of Public Works, have formulated a general plan of the improvements intended to be made upon the tract or site known as Site

No. 8, heretofore described, and have procured an estimate of the cost of said improvements and have prepared a plat of such site with the location of the proposed improvements noted therein, and have obtained options on the several pieces of real estate making up said Site No. 8, and the estimated cost of each piece therein, and have estimated the cost of improvements contemplated, as well as the probable maintenance and operation thereof exclusive of possible income, and

WHEREAS, this information as to plans, plats, improvements, estimates of cost, location of improvements and estimates of cost of maintenance and operation have been submitted by the Mayor of the City of Indianapolis to the Common Council thereof, THEREFORE,

Be It Resolved by the Common Council of the City of Indianapolis, Indiana:

FIRST. That it is advisable and necessary and of great benefit to the City of Indianapolis, to acquire, improve and equip an aviation field as a municipal airport.

SECOND. That the Site known as Site No. 8, heretofore described, made up and consisting of the tracts mentioned in the Mayor's letter of Dec. 17, 1928, is deemed the most suitable for the purpose of an aviation field and municipal airport.

THIRD. That the letter of the Mayor of the City of Indianapolis of Dec. 17, 1928, addressed to Mr. Edward B. Raub, president of the Common Council of the City of Indianapolis, relative to the acquirement, improvement and equipment of an aviation field to be managed, operated and maintained as a municipal airport by the City of Indianapolis, be in all things approved, made a part hereof and marked Exhibit "A," and adopted by the Common Council of the City of Indianapolis.

FOURTH. That notice, by publication in two newspapers of general circulation, published in the City of Indianapolis, be given by three (3) insertions one week apart; that not less than four (4) weeks after the third insertion, the acquisition and improvement of Site No. 8, heretofore described, as an aviation field and municipal airport, will be finally determined and proceeded with, unless written and signed remonstrances are filed, according to law, thereto, and that concurrently with the publication of the notices, copies of the options on each of the several tracts making up Site No. 8, heretofore described, general plans of the improvements intended

to be made thereon, estimates of the cost thereof and the plat thereof with the location of the proposed improvements noted thereon and the price of each option with estimated cost of improvements contemplated, as well as probable cost of maintenance and operation, be placed and kept for inspection in each of the public offices of the County of Marion and City of Indianapolis.

FIFTH. This resolution shall become effective and operative only after its passage and approval by the mayor.

JOHN F. WHITE,
Chairman, Special Committee.

EXHIBIT "A"

December 17, 1928.

Mr. Edward B. Raub, President of the Common Council of the City of Indianapolis, Indiana:

Dear Mr. Raub:

I am submitting to the City Council through you the following relative to the acquirement, improvement and equipment of an aviation field to be managed, operated and maintained as a municipal airport by the City of Indianapolis.

The subject of the municipal airport has been carefully considered by the citizens' committee and different departments of the city government and has now reached a stage where it appears advisable to proceed as outlined and provided by an Act of the General Assembly, Acts 1920, page 160, being Sections 3838-3843 Burns Revised Statutes 1926. While this statute gives definite and specific authority to the Common Council to proceed in the matter, it is probably the best and wisest course for us to proceed in conjunction with the Board of Public Works which is given general authority with respect to the management, operation and maintenance of all public property and improvements. Therefore, it is deemed best that precisely the same action be taken by both the Common Council and the Board of Public Works in the acquirement, improvement and equipment of this airport.

After much consideration the citizens' Committee, having in charge the selection of a site, determined that Site No. 8 was the best site offered considering price and other considerations, and this selection of Site No. 8 in my judgment should be approved. I am herewith submitting the following original options and propositions for your consideration:

	Acres	
Calvin A. Oyler -----	142.68	\$39,000.00
Jot Holtz, et. al -----	120	38,895.00
H. Oscar Hoffman, et. al. -----	80	26,550.00
James T. Ketrow, et. al. -----	74.60	24,000.00
Alta Fling -----	22.60	11,650.00
Albert Fling, et. al. -----	26.45	9,500.00
John Feller -----	5.66	6,402.00
C. H. Pierson, et. al. -----	40	13,240.00
John Van Buskirk, et al. -----	10.51	4,200.00
Raymond Sanders, et. al. -----	40	10,500.00
William McCuen, et. al. -----	40	8,000.00
Edwin King, et. al. -----	80	16,000.00
Maggie Drockelman, et. al. -----	18.93	6,398.00
W. I. Hoag -----	18.56	10,000.00
Farmers Trust Company -----	57	27,000.00
 Total -----	 <hr/> 776.99	 <hr/> \$251,335.00

In addition to the above regular options given by the several owners to L. J. McMaster Realty Company, I further submit that the Granite Improvement Company which owns 184 acres in the north-west corner of the tract is willing to dispose of this entire tract at \$35,000.00. One 40-acre tract involved in the site is in the hands of Albert Hoffman, trustee for Marion E. B. Dunn and this 40 acres may be purchased through proper court proceedings for a price comparatively the same as other adjoining lands which is substantially \$290.00 per acre.

The above options and propositions make a total acreage of substantially 1,000.99 acres at a cost based upon options of substantially \$294,335.00, or an average of \$294.04 per acre.

I wish to further suggest that it is not necessary that the 57 acres belonging to the Farmers Trust Company be acquired. The tract as it stands is expensive and is not necessary in order to obtain an entrance from the National Road. The fact is the High School Road and other roads provide a means of accessibility to the east end of the site and in view of the high price of the Farmers Trust Company tract, it is in my judgment that the option should not be accepted. This will not only lessen the total cost \$27,000.00, but will also lessen the average price per acre on the entire tract. Should it be necessary in the future—and it probably will be—to have an entrance from the National Road across the Pennsylvania Railroad and the traction line, I feel reasonably sure such an entrance can be acquired at much less expense than it can now be acquired through

purchase of the Farmers Trust Company land, and in the meantime the other roads are available for entrance.

The options submitted disclose that substantially 304 acres is obtained at a less average price than \$200.00 per acre which does not include the Hoffman trustee 40 acres, which should be purchased for not exceeding \$200.00 per acre. It is further disclosed that 182 acres additional is optioned at an average of \$268.00 an acre. This will include 526 acres, or more than one-half of the tract at what appears to be a very reasonable average price per acre.

There are certain of these tracts covered by option that investigation will disclose are reasonably priced although apparently have a high average per acre. This is due to improvements and other considerations. However, some of the acreage involved is priced higher in the option than they are reasonably worth and before the options are accepted on these tracts an effort should be made for reduction. Some reductions have already been obtained through the effort of Messrs. Walter Johnson and Boyd Templeton, who have assisted the Mayor considerably in obtaining reductions and in giving advice as to values. I feel reasonably certain that if the owners of these tracts will give consideration to the public purpose for which this land is sought and especially consider the very low price fixed by the owners of more than one-half of the acreage sought, that a substantial reduction of their options will be obtained. A plat of the entire site showing acreage and option price will disclose the comparative inequality in the prices.

Proceeding under the above statute it is necessary for your Honorable Body to formulate a general plan of the improvements intended to be made; procure an estimate of costs and cause plats to be made of the entire site with location of proposed improvements, and cause copies of the same to be placed and kept for inspection as required by the statute, and give notice by publication in a newspaper of general circulation in the city by three insertions a week apart; that not less than four weeks after the third insertion the acquisition and improvement will be finally determined and proceeded with.

I wish to state that the office of the City Engineer is now ready to aid and assist the Council and the Board of Public Works in the making of the plats and in the general plan of the improvements intended to be made and also submit an estimate of the cost thereof.

The equipment committee, of which Mr. A. M. Glossbrenner is chairman, at a recent meeting considered the reasonable cost of conditioning and equipping Site No. 8 and this investigation disclosed that it will cost at least in the neighborhood of \$350,000.00 to \$375,000.00. I am of the opinion that the expense in connection with the acquirement of the real estate will be approximately \$300,000.00.

It may be a few thousand dollars less. There should be a very substantial and creditable administration building and at least two hangars built by the city. The city will have to stand the expense of conditioning, including hard surface runways, driveway and walks, appropriate modern lighting system and the best possible drainage, as well as some enclosure of the site and construction of entrances. In my opinion, roughly estimating the entire expenditure it will amount to at least \$680,000.00, which is in excess of one-tenth of one per cent of the total taxables of the city of Indianapolis.

I feel that your Honorable Body can find without much trouble that a bond issue of an amount equal to or in excess of one-tenth of one per cent of the taxable property of the city is necessary in order to acquire, improve and equip this municipal airport.

With this information laid before your Honorable Body, I feel that you are prepared to take the first steps required by the statute and would suggest that some form of resolution be introduced and passed either in general terms approving this communication or specifically stating that it is advisable and necessary to acquire, improve and equip an aviation field as a municipal airport and that Site No. 8 is selected and adopted as such field, and second, directing the City Engineer to prepare plats of each optioned tract and estimated cost of each tract, together with general plan of improvements and estimated cost thereof, and cause the same to be filed in the various offices and places required by the statute and to give the required notice as outlined by the statute.

Very truly yours,

L. ERT. SLACK,
Mayor.

Which was read a first time and referred to a Special Committee appointed by the President, in accordance with a motion made by Mr. White, seconded by Mr. Harris, that a Special Committee be appointed to consider amendments and report to the Council at its next regular meeting. Pres. Raub appointed the following committee: Mr. White, Chairman, and Messrs. Harris, Lieber, Meurer and Nicholson.

Mr. Buchanan, Chairman of the Public Welfare Com-

mittee, asked for more time for consideration of Special Ordinance 8, 1928.

Mr. Meurer, Chairman of the Public Works Committee, asked for more time for consideration of General Ordinance 97, 1928.

On motion of Mr. Springsteen, seconded by Mr. White, the Common Council adjourned at 1:40 P. M.

Edward B. Rauh,

President.

William A. Boyce,

(SEAL)

City Clerk.