



TO: Zionsville Town Council

FROM: Lance A. Lantz, DPW Director 

DATE: October 23, 2025

SUBJECT: Resolution Expressing Interest in Purchasing Property

Proposed Resolution

Resolution No. 2025-_____ indicates that the Town Council, as the fiscal body of the town, is interested in purchasing property in the form of additional right-of-way pursuant to I.C. 36-1-10.5-5(1) associated with infrastructure improvements in the south village business area; specifically, for a roundabout and road realignment project. State statute requires this action for any property that is expected to exceed \$25,000 in compensation to a property owner. Not all properties listed in the resolution will necessarily exceed that value, but it has been the practice to include all properties potentially affected by a public works project. This state statute mandates that two (2) appraisals shall be appointed, and the average of those appraisals shall constitute the maximum compensation of the town, although additional appraisals subsequently provided can be considered in the calculation of this average. As a supplemental funding body of the town, the RDC has or will adopt a similar resolution considering that body's potential use of TIF funds under their spending authority.

Background

Since January of 2024, A&F Engineering has been developing and actively designing infrastructure improvements in the south village business area. Design has progressed to a point of confidence that additional right-of-way will be necessary from these property owners. However, the precise determination of minimum and appropriate land areas will be finalized as design progresses and information on the needs of utilities is fully known.