

RESOLUTION NO. 2025-16

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
INDIANA, EXPRESSING INTEREST IN THE PURCHASE OF CERTAIN
PROPERTIES VALUED AT OVER \$25,000**

WHEREAS, prior to the Town of Zionsville, Indiana (“Town”) purchasing certain land or structures valued at over Twenty-Five Thousand Dollars (\$25,000.00), Ind. Code § 36-1-10.5 requires the Town Council of the Town (“Town Council”) to indicate by resolution the Town’s interest in purchasing same; and

WHEREAS, the Town has determined that some properties that it is interested in purchasing for the construction of a road realignment and intersection improvement project may exceed Twenty-Five Thousand Dollars (\$25,000.00) in value.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Zionsville, Indiana, that:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. The Town is interested in purchasing the following described properties, or a portion thereof, that may be valued in excess of Twenty-Five Thousand Dollars (\$25,000.00) and which are associated with the construction of a road realignment and intersection improvement project:

1. Parcel No: 06-04-02-008-010.015-006
Street Address: 340 S. First St.
City: Zionsville
Zip: 46077
Deeded Owner: Quest Logic Investments, LLC
2. Parcel No: 06-04-02-008-010.009-006
Street Address: 360 S. First St.
City: Zionsville
Zip: 46077
Deeded Owner: JEA, LLC
3. Parcel No: 06-04-02-008-010.005-006
Street Address: 180 W. Sycamore St.
City: Zionsville
Zip: 46077
Deeded Owner: KLC Realty, LLC

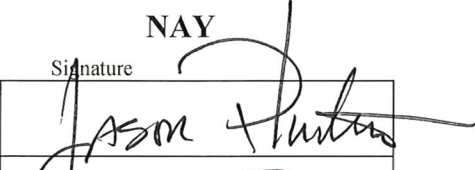
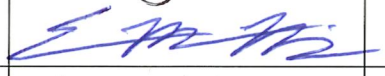
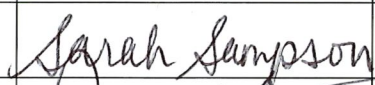
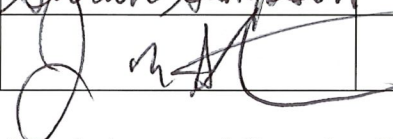
4. Parcel No: 06-04-02-000-047.000-006
Street Address: 125 W. Sycamore St.
City: Zionsville
Zip: 46077
Deeded Owner: St. Pierre Realty Investments, LLC
5. Parcel No: 06-04-02-000-060.000-006
Street Address: 420 S. Main St.
City: Zionsville
Zip: 46077
Deeded Owner: JK Zionsville 2022, LLC
6. Parcel No: 06-04-02-000-059.000-006
Street Address: 135 E. Sycamore St.
City: Zionsville
Zip: 46077
Deeded Owner: ITV, LLC

[signature page follows]

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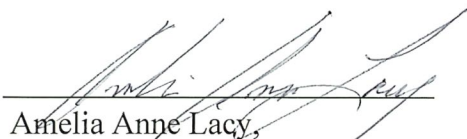
SO RESOLVED this 3rd day of November, 2025, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of 5 in favor and 2 opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA**

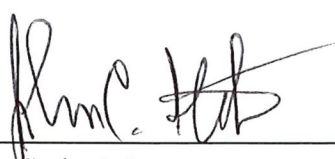
	YEA	NAY
	Signature	Signature
Jason Plunkett, President		
Brad Burke, Vice President		
Tim McElderry, Member		
Craig Melton, Member		
Evan Norris, Member		
Sarah Sampson, Member		
Joe Stein, Member		

I hereby certify that the foregoing Resolution was delivered to Town of Zionsville Mayor John Stehr on the 4th day of November 2025, at 10:00 a m.

ATTEST:


Amelia Anne Lacy,
Municipal Relations Coordinator

MAYOR'S APPROVAL


John Stehr, Mayor

11-4-2025
Date

MAYOR'S VETO

John Stehr, Mayor

Date

This Resolution was prepared by Jon Oberlander, Chief Legal Counsel, on 10/9/2025 at 11:30 a.m. No subsequent revision to this Resolution has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.



TO: Zionsville Town Council

FROM: Lance A. Lantz, DPW Director *LL*

DATE: October 23, 2025

SUBJECT: Resolution Expressing Interest in Purchasing Property

Proposed Resolution

Resolution No. 2025-__16__ 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.