

**RESOLUTION TO APPROVE OFFER TO
TRADE/EXCHANGE AS PART OF PURCHASE PRICE OF PROPERTY**

WHEREAS, the governing body (“Board”) of ZIONSVILLE COMMUNITY SCHOOLS (“School”) wishes to pass a resolution reflecting its interest to purchase new property (i.e. 21.5 acres on parcel 06-08-21-000-013.000-005) with a condition property of a similar nature (i.e. 33.21 acres on parcel 06-08-31-000-008.001-005) is to be traded in or exchanged as part of the purchase and in reduction of the purchase price (collectively “Parcels”);

WHEREAS, parcel 06-08-31-000-008.001-005 is no longer needed for school purposes and should, in the interests of School, be exchanged for other property;

WHEREAS, Ind. Code 36-1-11-9 allows School to purchase new property with a condition property of a similar nature is to be traded in or exchanged as part of the purchase and in reduction of the purchase price;

WHEREAS, the exchange and trade are being approved after a public hearing and notice being given as required under Ind. Code 36-1-11-3;

WHEREAS the exchange and trade will promote an economic development project and facilitate compatible land use planning;

WHEREAS, the exchange and trade will not deprive a public utility of the use of all or part of the public easement or right of way that is exchanged or traded;

WHEREAS, the highest and best use of parcel 06-08-31-000-008.001-005 is thru an exchange and trade to the highest and best bidder, Pulte Homes of Indiana, LLC (“Pulte”); the cost to the public of maintaining those parcels equals or exceeds their estimated fair market value of the tract; and/or it is economically unjustifiable to transfer those parcels under a different procedure;

WHEREAS, Pulte is not a person owing delinquent taxes, special assessments, penalties, interest, or costs directly attributable to a prior tax sale on a tract of real property located in Indiana;

WHEREAS, Board has received, evaluated, and discussed the appraisals, prior offers, and has decided to purchase new property (i.e. 21.5 acres on parcel 06-08-21-000-013.000-005) with a condition property of a similar nature (i.e. parcel 06-08-31-000-008.001-005) is to be traded in or exchanged as part of the purchase and in reduction of the purchase price;

WHEREAS, the exchange and trade of the Parcels is reasonable from a business and educational standpoint in carrying out purposes of School.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. the Board on behalf of School hereby approves and authorizes School to pursue to purchase of new property (i.e. 21.5 acres on the northeast portion of parcel 06-08-21-000-013.000-005) with a condition property of a similar nature (i.e. parcel 06-08-31-000-

008.001-005) is to be traded in or exchanged as part of the purchase and in reduction of the purchase price as outlined in the Land Swap Agreement dated February 9, 2026 (“Agreement”).

2. The form, terms, and provisions of the Agreement attached hereto are hereby approved in substantially the drafts presented at this meeting, with such beneficial insertions, omissions and changes as shall be negotiated and approved by financial and legal representatives of School, and then the execution of such finalized documents being conclusive evidence of such commitment by and an obligation of School.
3. School’s Superintendent, Assistant Superintendent, CFO, and Treasurer are each empowered and authorized to work with School’s legal representatives, realtors, title companies, lenders, financial institutions, surveyors, appraisers, inspectors, engineers, and financial advisors (“designated representatives”) to exchange and trade the Parcels.
4. Superintendent, Assistant Superintendent, CFO, Treasurer, and designated representatives are each authorized and empowered to create, negotiate, and execute the Agreement, contracts necessary to exchange and trade the Parcels, and any other documents necessary for the transactions outlined in the Agreement.
5. Superintendent, Assistant Superintendent, CFO, Treasurer, and designated representatives shall each have the power to perform every act necessary or appropriate for the purposes of exchanging and trading the Parcels and the Agreement including the powers outlined in Ind. Code § 30-5-5-2 with respect to real property transactions; § 30-5-5-3 with respect to tangible property transactions; § 30-5-5-5 with respect to banking transactions; § 30-5-5-6 with respect to business operating transactions; § 30-5-5-7 with respect to insurance transactions; § 30-5-5-14 with respect to records, reports, and statements; § 30-5-5-14.5 with respect to electronic records, reports, and statements; and § 30-5-5-18 with respect to delegation of authority.
6. All actions heretofore taken by the Board, Superintendent, Assistant Superintendent, CFO, Treasurer, and designated representatives related to the Parcels, Agreement, and exchanging and trading the Parcels are hereby approved and ratified.
7. Superintendent, Assistant Superintendent, CFO, Treasurer, and designated representatives shall each have the power to perform every act necessary or appropriate for the purposes of the Agreement, exchanging and trading the Parcels, including, by way of illustration and not of limitation, the powers to represent the School before governmental entities, to request, receive, and inspect information related to the Parcels, and to perform acts the School can perform with respect to the Agreement and Parcels.
8. Superintendent, Assistant Superintendent, CFO, and Treasurer are each hereby authorized and directed to take any and all actions necessary or appropriate to affect the foregoing resolutions and to comply with all applicable laws and regulations.

Adopted this 9th day of February 2026

ZIONSVILLE COMMUNITY SCHOOLS BOARD

Katie Aeschliman, President

Dr. Christy Wessel-Powell, Member

Michael Berg, Vice President

Michael Coussens, Secretary

Jennifer Valentine, Member

ATTEST:

Michael Coussens, Secretary