

Zionsville Community Schools

Board of School Trustees Meeting “Item for Consideration”

New Business Item 6c • February 9, 2026

Resolution to Approve Real Estate Transaction

Category:

<input type="checkbox"/> Human Resources, Personnel/Staffing	<input type="checkbox"/> Curriculum, Instruction, Assessment	
<input checked="" type="checkbox"/> Finance, Budgeting, Accounting	<input type="checkbox"/> Student Services	<input type="checkbox"/> Board Policy
<input checked="" type="checkbox"/> Facilities, Transportation, Nutrition	<input type="checkbox"/> Community Relations	<input type="checkbox"/> Other

Type of Board of Trustees Consideration Sought:

Action	<input checked="" type="checkbox"/>
Discussion	<input type="checkbox"/>
Report	<input type="checkbox"/>

Facts of this Matter:

As described to the Board in Executive Session, the Leadership Team has been engaged with Pulte Homes of Indiana, LLC regarding a swap/exchange of 21.5 acres of vacant land located at and about 8245 E 300 S, Zionsville, IN, for 33.21 acres of vacant land currently owned by ZCS at 5350 S 650 E, Whitestown, IN. The Leadership Team and the Board's counsel at CCHA have vetted the Land Swap Agreement, and required legal notice has been given of the public hearing that occurred earlier this evening. It should be noted that while there are other due diligence steps that would be required before final closing would occur, this agreement sets forth the terms of the transaction that would exchange the land to each party should the transaction proceed to closing.

Objective POSITIVES related to this item or approach:

The acreage that would be received in this transaction by ZCS is more advantageous for another school building and the future growth of student enrollment in being more centrally and northerly located within the ZCS attendance area. The additional cash considerations, while one-time revenue, would also be beneficial to ZCS in a time of decreased Operations revenue.

Objective Negatives related to this item or approach:

None.

Financial Implications related to this item or approach:

As noted in the Agreement, additional consideration of roughly \$620,637.00 for ZCS would be obtained by ZCS in addition to the exchange of real property.

Opinion/Recommendation:

It is recommended that the Board of School Trustees authorize the Leadership Team to perform every act necessary or appropriate for the purposes of entering into the Land Swap Agreement and the future closing of the real estate transaction.

Suggested Wording for a Motion, if any:

I move to authorize the Leadership Team to perform every act necessary or appropriate for the purposes of entering into the Land Swap Agreement and the future closing of the real estate transaction with Pulte Homes of Indiana, LLC as presented.