

RESOLUTION NO. 06-13-18-1

A RESOLUTION OF THE HAMILTON COUNTY AIRPORT  
AUTHORITY CONCERNING ACQUISITION OF REAL ESTATE

WITNESS THAT:

WHEREAS, the Hamilton County Airport Authority, ("the Airport Authority") is the owner of Indianapolis Executive Airport ("the Airport"), located on the south side of State Road 32 in Union Township, Boone County, Indiana; and,

WHEREAS, the Stephen C. Shanke and Sharon S. Shanke ("the Landowners") are the owners of a certain parcel of real estate containing 4.88 acres, which real estate includes a home and an out building, located on the north side of County Road 200 South, Zionsville, Indiana, which parcel is also known as 11588 East 200 South ("the Residential Real Estate"); and,

WHEREAS, Stephen C. Shanke, is the owner of a certain parcel of real estate containing 35.45 acres, which real estate is located on the north and west side of the Residential Real Estate, and is generally known as 11500 East 200 South, Zionsville, Indiana ("the Agricultural Real Estate"); and,

WHEREAS, the Agricultural Real Estate is contiguous to land owned and used by the Airport Authority for the Airport; and,

WHEREAS, the Airport Authority needs to acquire all of the Residential Real Estate and 14.884 acres of the Agricultural Real Estate to establish a Runway Protection Zone (RPZ) to comply with the standards of the Federal Aviation Administration ("the FAA") for a one thousand Five Hundred (1,500) foot extension of the southern end of the Airport's runway 18/36; and,

WHEREAS, the Residential Parcel is described in Exhibit A and shown on Exhibit B as Parcel 16, and the 14.884 acres off of the Agricultural Parcel is described in Exhibit C and shown in Exhibit D as Parcel 7; and,

WHEREAS, the Airport Authority needs to acquire both of the above Parcels to prohibit any above ground structures to be maintained and/or constructed which would constitute a potential safety hazard to the health, safety, and welfare of the members of the public who use the Airport; and,

WHEREAS, it has been estimated that the purchase price of the parcels to be acquired will be far in excess of Twenty-five Thousand Dollars (\$25,000); and,

IT IS THEREBY RESOLVED by the Board of the Hamilton County Airport Authority as follows:

1. The Hamilton County Airport Authority hereby resolves that it is interested in purchasing the 4.88 acre parcel described in Exhibit A and shown in Exhibit B and the 14.884 acres of the Agricultural Parcel described in Exhibit C and shown in Exhibit D, in the interest of the health, safety, and welfare of the public who and will use, the Airport.

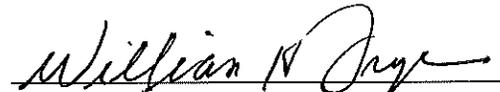
2. The President of the Airport Authority has requested appraisals of the Parcels described above by a licensed appraiser, and review appraiser, pursuant to the regulations of the Federal Aviation Administration and the laws of the State of Indiana.

3. Upon receipt of the above appraisals, the Attorney for the Airport Authority shall prepare an Offer to Purchase the above described parcels for the

fair market value shown in the appraisals, and deliver said Offer to the Landowners of the Real Estate described in Exhibit A and C and shown in Exhibit B and D.

ALL OF WHICH IS RESOLVED by the Hamilton County Airport Authority this 13<sup>th</sup> day of June, 2018.

HAMILTON COUNTY AIRPORT  
AUTHORITY

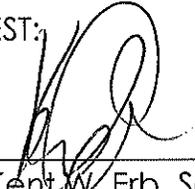
  
\_\_\_\_\_  
William H. Frye, President

  
\_\_\_\_\_  
Alan Albright, Vice President

\_\_\_\_\_  
Jonathan Goble, Member

\_\_\_\_\_  
Justin Clevenger, Member

ATTEST:

  
\_\_\_\_\_  
Dr. Kent W. Erb, Secretary-Treasurer

Will L. Stump & Associates

Description of Acquisition

The acquisition is the total property abutting the INDY Exec Airport property and contains 4.88 +/- acres.

Site Description after Acquisition

This is a total acquisition of the subject property, thus there is no residual site. The following legal description and plat survey illustrating the proposed acquisition is presented for the reader's review:

EXHIBIT A  
PAGE 2 OF 3

A LAND BOUNDARY DESCRIPTION OF AN  
ENVIRONMENTAL ASSESSMENT PARCEL 16  
INDIANAPOLIS EXECUTIVE AIRPORT (TYQ)  
ZIONSVILLE, INDIANA  
DECEMBER 3, 2014

Part of the Southeast quarter of Section 12, Township 18 North, Range 2 East situated in Union Township, Boone County, Indiana, more particularly described as follows:

A part of the South end of the West half of the said Southeast quarter, commencing at a point 46 rods (759 feet) west of the southeast corner of said west half of said southeast corner, thence north  $45 \frac{1}{4}$  rods (746.63 feet), thence west 284.95 feet, thence south 746.63 feet, thence east 284.95 feet to the place of beginning containing 4.88 acres, more or less.

EXHIBIT A

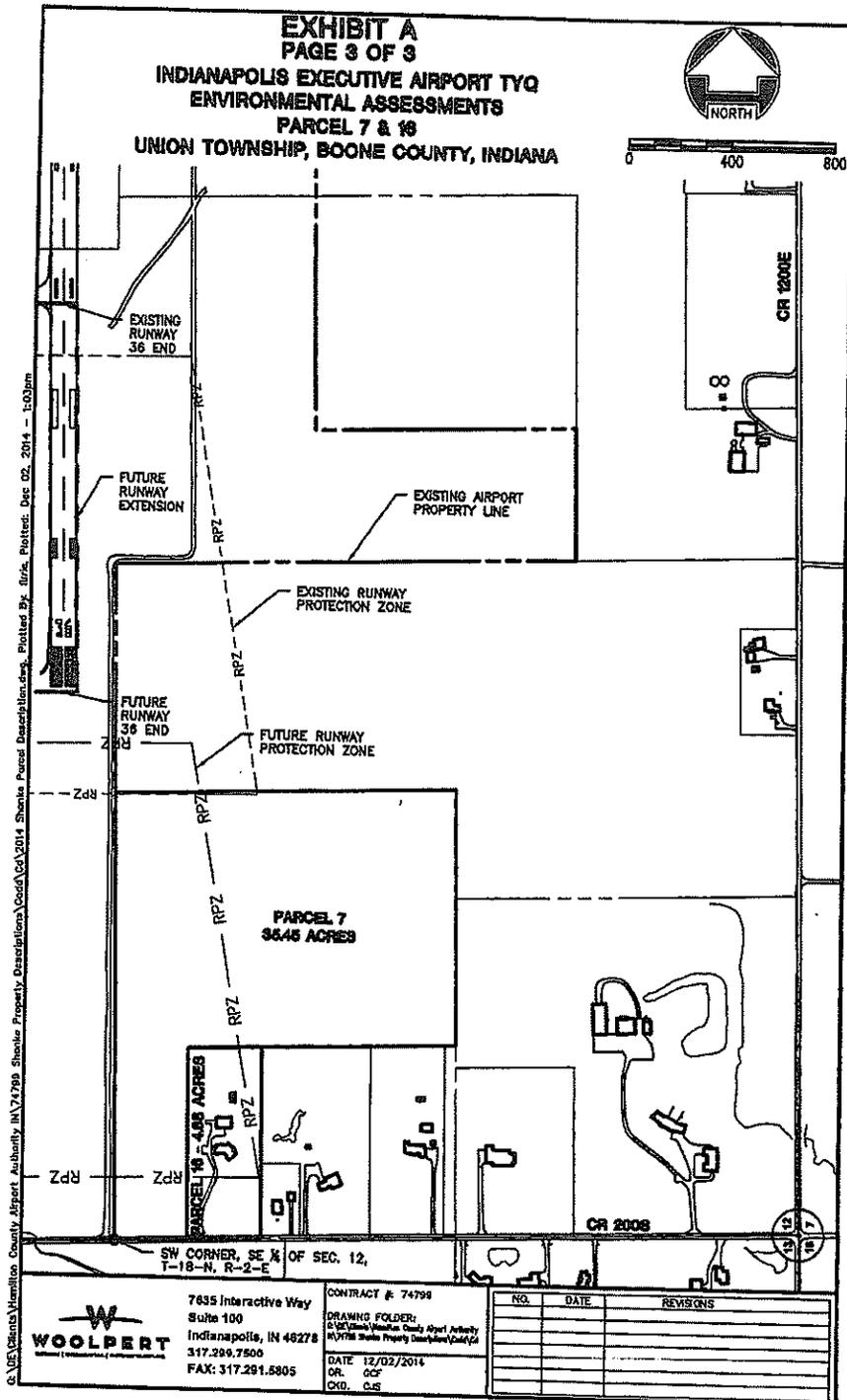


EXHIBIT B

EXHIBIT A  
PAGE 1 OF 3

A LAND BOUNDARY DESCRIPTION OF AN  
ENVIRONMENTAL ASSESSMENT PARCEL 7  
INDIANAPOLIS EXECUTIVE AIRPORT (TYQ)  
ZIONSVILLE, INDIANA  
DECEMBER 3, 2014

Part of the Southeast quarter of Section 12, Township 18 North, Range 2 East situated in Union Township, Boone County, Indiana, more particularly described as follows:

53 1/3 acres off of the South end of the West half of the said Southeast quarter. EXCEPT: Commencing at the southeast corner of said above described real estate and running thence west 46 rods (759 feet), thence north 45 1/4 rods (746.63 feet), thence east 46 rods (759 feet), thence south 45 1/4 rods (746.63 feet) to the place of beginning, containing in said exception 13 acres and leaving 40.33 acres, more or less. ALSO EXCEPTING: A part of the South end of the West half of the said Southeast quarter, commencing at a point 46 rods (759 feet) west of the southeast corner of said west half of said southeast corner, thence north 45 1/4 rods (746.63 feet), thence west 284.95 feet, thence south 746.63 feet, thence east 284.95 feet to the place of beginning containing 4.88 acres, more or less. ALSO EXCEPTING: A part of the South end of the West half of the said Southeast quarter, commencing at a point 46 rods (759 feet) west of the southeast corner of said west half of said southeast corner, north 45 1/4 rods (746.63 feet) and south 88° 13' 34" west 63.04 feet to the point of beginning, thence north 9° 35' 28" west 1,011.13 feet, thence north 88° 13' 36" east 973.46 feet, thence south 0° 44' 28" east 1,001.88 feet, thence south 88° 13' 34" west 817 feet to the point of beginning. This leaves 14.884 acres more or less after said exceptions.

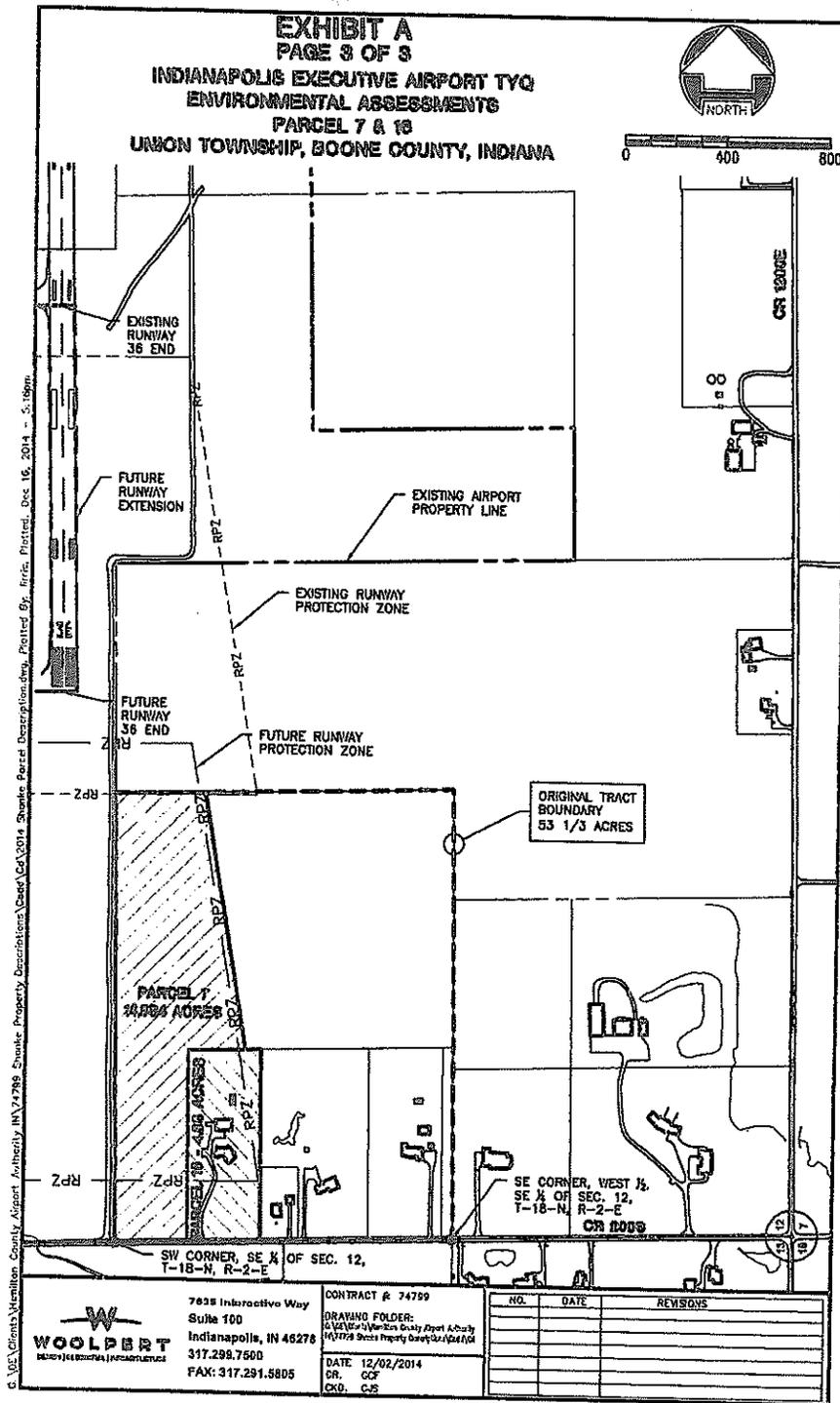
NOTE: Original Legal Description prepared by others. Third exception prepared by Woolpert.

EXHIBIT A  
PAGE 1 OF 3

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Prepared by Woolpert, Inc.

EXHIBIT C



The acquisition will result of the loss of the parcel's road frontage and access to CR 200 South. To cure the loss of access to the remainder parcel, the acquiring authority will grant the property owner a 16 foot access easement to the remainder property on the east property line of the 4.88 +/- exception described