



Common Council

Agenda Item

Cover Sheet

MEETING DATE: February 25, 2025

- Previously Discussed Ordinance
- Proposed Development Presentation
- New Ordinance for Discussion
- Miscellaneous
- Transfer

ITEM or ORDINANCE: #2

PRESENTED BY: Matt Light

- Information Attached
- Verbal
- No Paperwork at Time of Packets

TO: Common Council

FROM: Matt Light
Jim Hellmann
Sarah Reed

RE: RC 16-25, acquisition of property for 166th & Boden road improvements, area drainage improvements, and related improvements

DATE: February 23, 2025

This resolution provides authorization for acquisition of property to support the 166th & Boden roundabout project and Boden Road corridor improvements. This includes property on the west side of Boden that is owned by Whitecroft Farms Inc. and property on the east side of Boden that is owned by Irving Materials and IMI Real Estate LLC.

The city received a federal aid funding award for the 166th and Boden roundabout project. Construction of that project is expected to commence in 2028, following Duke Energy utility pole relocation.

Additionally, the city has been working on preliminary engineering for Boden Road corridor improvements between 166th and State Road 38. \$390,000 is included in the 2025 capital budget for this purpose.

A portion of the property will be dedicated at no cost to the City to support the 166th and Boden Road roundabout project, along with a drainage easement for the detention pond serving the easement. Those conditions were a part of the original Silo Ridge zoning approvals. The resolution also gives authority to acquire the property residue following the dedication

Thank you for your consideration of the resolution to support the infrastructure improvement goals outlined above.



RESOLUTION RC-16-25

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF NOBLESVILLE CONCERNING
ACQUISITION OF REAL PROPERTY

WHEREAS, Indiana law authorizes the City of Noblesville, Hamilton County, Indiana, ("the City"), to purchase or otherwise acquire property as the City considers necessary and appropriate; and

WHEREAS, the City has identified various locations in the City of Noblesville in need of public improvements, namely 166th and Boden Road Roundabout Improvements (the "Project");

WHEREAS, the City's thoroughfare plan prioritized certain road improvement projects and the City has been working towards those priorities;

WHEREAS, the intersection of 166th and Boden Road was identified as a priority location for safety and mobility improvements;

WHEREAS, the intersection of 166th and Boden Road has been awarded federal aid Highway Safety Improvement Program funds through DES 2003053 from the Indiana Department of Transportation;

WHEREAS, the city is acquiring the residual of the Whitecroft parcel for public purposes;

WHEREAS, for the foregoing reasons, the City considers it necessary and appropriate to acquire certain real property for the Project as generally identified below (the "Real Estate");

WHEREAS, the Common Council of the City of Noblesville ("Council") has determined that the acquisition of the Real Estate by any means allowable by law, including but not limited to Ind. Code 32-24-1 *et seq*, is necessary for the construction of the Project.

IT IS THEREBY RESOLVED by the Common Council of the City of Noblesville as follows:

1. The Common Council of the City of Noblesville hereby resolves that it is interested in purchasing Real Estate described in the attached **Exhibit A**, and incorporated herein, and any other parcels adjacent to those listed which may be required as the designs for the Project are being completed.
2. The Mayor of the City of Noblesville and the City Engineer are authorized to take all action appropriate or necessary to acquire the Real Estate, but not limited to, retaining appraisers, engineers, lawyers, and/or other agents or professionals as may be necessary to prepare and submit an offer to purchase the Real Estate; and to initiate acquisition of the Real Estate, including but not limited to acquisition pursuant to Ind. Code 32-24-1 *et seq*, if necessary.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Approved on this _____ day of _____, 2025 by the Common Council of the City of Noblesville, Indiana:

AYE		NAY	ABSTAIN
	Mark Boice		
	Michael J. Davis		
	Evan Elliott		
	David M. Johnson		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Todd Thurston		
	Megan G. Wiles		

ATTEST: _____
 Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this _____ day of _____, 2025 at _____ .M.

 Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

 Chris Jensen, Mayor

 Date

MAYOR'S VETO

 Chris Jensen, Mayor

 Date

ATTEST: _____
 Evelyn L. Lees, City Clerk

EXHIBIT A

Name	Parcel No.	Site Address
Whitecroft Farms, Inc.	12-11-03-00-00-006.000	12525 E. State Rd. 38
IMI Real Estate LLC	12-11-02-00-00-025.000, 12-11-11-00-00-001.003	0 Boden Rd., 13033 E. 166 St.
Irving Materials Inc.	12-11-02-00-00-028.000	17042 Middletown Ave.