

RESOLUTION NO. 12-04-2025-20

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
BRISTOL, INDIANA AUTHORIZING THE ACQUISITION OF
REAL PROPERTY PURSUANT TO INDIANA CODE 32-24-1-1,
ET SEQ.

WHEREAS, the Town of Bristol, Indiana (the “Town”) is a duly formed municipal corporation within the State of Indiana governed by its duly elected Town Council (the “Council”); and

WHEREAS, pursuant to Indiana Code § 36-1-4-5, the Town is authorized to condemn any real or personal property needed by the Town for a public use pursuant to the procedures set forth in Indiana Code 32-24-1-1, et seq. (the “Act”); and

WHEREAS, the Town has identified certain real property consisting of approximately 0.413 acres and located at 14 Shore Manor, Bristol, Indiana (Parcel Number 20-03-27-104-008.000-031) (the “Shore Manor Property”), that the Town is desirous of acquiring; and

WHEREAS, the Town has received and reviewed two (2) appraisals for the Shore Manor Property, which are incorporated by reference into this Resolution as if fully set forth herein; and

WHEREAS, the Town desires to acquire the Shore Manor Property for the purpose of constructing, improving, and expanding the Town’s municipal water and sewer services (the “Water Project”); and

WHEREAS, the owner of the Shore Manor Property is identified in the land and tax records of Elkhart County as Trust No. 620, Gomez Francisco, Trustee (the “Shore Manor Owner”); and

WHEREAS, the Council has determined, pursuant to the Act, to make a good faith offer of \$105,000.00 to the Shore Manor Owner to acquire the Shore Manor Property for the Water Project; and

WHEREAS, the Town has identified certain additional real property consisting of approximately 2.17 acres and located at 700 South Division Street, Bristol, Indiana (Parcel Numbers 20-03-27-403-025.000-031 and 20-03-27-403-021.000-031) (the “Division Street Property”) (together with the Shore Manor Property, the “Properties”), that the Town is desirous of acquiring; and

WHEREAS, the Town desires to acquire the Division Property for the purpose of constructing additional public highways and right of ways for the expansion of the Town’s State Road 15 business route (the “Business Route Project”) (together with the Water Project, the “Projects”); and

WHEREAS, the owner of the Division Street Property is identified in the land and tax records of Elkhart County as Premier Housing Corp. (the “Division Street Owner”); and

WHEREAS, the Council has determined to authorize the Town and its agents to examine and survey the Division Street Property, in accordance with the Act, to undertake an effort to purchase the Division Street Property in good faith; and

WHEREAS, the Council has determined that there is a need for the Projects, and that the Projects will serve public purposes and be of public benefit and intends to appropriate funds to acquire the Properties and construct the Projects; and

WHEREAS, the Council has determined that it is necessary to acquire the Properties from their respective owners in connection with the Projects and to authorize the Town and its agents to begin preparing for such acquisitions in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Bristol, Indiana, as follows:

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

Section 2. The Projects serve public purposes and will benefit the citizens of the Town and of Elkhart County, Indiana.

Section 3. The Town Council President and Town Manager are hereby authorized to execute and deliver appropriate documents in the name of and on behalf of the Town in connection with the transactions set forth in this Resolution and to take any and all actions which such person deems necessary or appropriate regarding such transactions. Any and all documents executed by the Town Council President and Town Manager in connection with the actions contemplated by this Resolution and any and all actions previously, or to be, taken by the Town Council President and/or Town Manager in connection with the actions contemplated by this Resolution be, and they hereby are, ratified and approved.

Section 4. This Resolution shall be in full force and effect upon its adoption by the Council.

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RESOLVED THIS 4th DAY OF DECEMBER 2025.

TOWN COUNCIL OF THE
TOWN OF BRISTOL, INDIANA

Jeff Beachy, President

Cathy Burke

Dean Rentfrow

Gregg Tuholski

Doug DeSmith

ATTEST:

Cathy Antonelli, Clerk-Treasurer