

**RESOLUTION NO. 2018-\_\_\_\_\_**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF SOLEBURY TOWNSHIP  
AUTHORIZING THE ACQUISITION OF A CONSERVATION EASEMENT ON 16 ACRES  
COMPRISING TAX MAP PARCEL NO 41-013-017-002 IN SOLEBURY TOWNSHIP,  
BUCKS COUNTY, PENNSYLVANIA**

**BACKGROUND**

A. Section 1502(a) of the Second Class Township Code, 53 P.S. §66502(a), authorizes townships of the Second Class to purchase or acquire by gift or otherwise interests in real property it judges to be to the best interest of the Township.

B. The Board of Supervisors of Solebury Township that it acquiring Conservation Easements on properties within the Township possessing significant agricultural, natural resources, and/or scenic value is in the best interest of the Township.

C. The Board of Supervisors of Solebury Township has determined that the property identified as TMP No. 41-013-017-002 located at 6327 Greenhill Road in Solebury Township and totaling approximately 16 acres possesses agricultural, natural and scenic resources worthy of protecting.

D. The Board of Supervisors of Solebury Township has determined that it is in the best interest of the Township to acquire the hereinafter-described Conservation Easement on the Property for the above-stated reasons.

E. An appraisal of the value of a Conservation Easement on the Property was obtained from Indian Valley Appraisal Company, General Certified Appraisers, who established the value of a Conservation Easement on the Property to be \$406,000.00 (\$29,000.00 per acre).

F. Owner had agreed to convey a Conservation Easement on the Property to Solebury Township for the total sum of Two Hundred Three Thousand Dollars (\$203,000.00) (\$14,000.00 per acre) with the remaining 50% of the value of the Conservation being donated as a gift.

G. The Board of Supervisors, by approval of this Resolution, approves acquisition of the Conservation Easement.

**NOW THEREFORE, BE IT RESOLVED AND ENACTED** by the Board of Supervisors of Solebury Township, as follows:

1. The Township of Solebury is hereby authorized to acquire a Conservation Easement on approximately 16 acres of land owned by Harry Duce and identified as TMP No. 41-013-017-002 located at 6327 Greenhill Road in Solebury Township in Solebury Township, Bucks County, Pennsylvania (the "Property").

2. The Township of Solebury is hereby authorized to pay the sum of \$203,000.00 toward the purchase of the Conservation Easement.

3. The Township of Solebury is hereby authorized to execute as Donee any document reasonably requested by Owner (including Internal Revenue Service Form 8283) acknowledging receipt of a charitable contribution for the difference in the amount to be paid by the Township and the appraised value of the Conservation Easement.

4. Any one of the hereinafter-named Supervisors are hereby authorized to execute on behalf of Solebury Township, and upon the advice of the Solebury Township Solicitor, all documents reasonably required to effect settlement, including but not limited to the following documents:

A. Agreement of Sale substantially in the form attached hereto as Exhibit "A" and any revision or addendum to the Agreement of Sale recommended by the Township Solicitor.

B. Conservation Easement substantially in the form attached hereto as Exhibit "B" and any revision or addendum to the Conservation Easement recommended by the Township Solicitor.

C. Settlement sheet.

D. Buyer's Affidavit as may be required by a reputable title insurance company.

E. Any other documents incidental to or reasonably necessary to effect the foregoing transaction.

5. The names of the Supervisors authorized to execute the aforesaid documents are: Helen Tai, Mark Baum Baicker, Noel Barrett, Robert McEwan and Kevin Morrissey.

6. Additionally, Solebury Township Open Space Administrator, Jean Weiss is authorized to execute on behalf of the Solebury Township, on the advice of the Solebury

Township Land Preservation Solicitor, any and all documents required for settlement of the purchase of the above-referenced property by Solebury Township.

**THIS RESOLUTION** has been duly adopted by the Board of Supervisors of Solebury Township at a public meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

\_\_\_\_\_

SOLEBURY TOWNSHIP  
BOARD OF SUPERVISORS

By: \_\_\_\_\_  
Helen Tai, Chair

By: \_\_\_\_\_  
Mark Baum Baicker, Vice-Chair

By: \_\_\_\_\_  
Noel Barrett

By: \_\_\_\_\_  
Robert McEwan

By: \_\_\_\_\_  
Kevin Morrissey

Exhibit A – Agreement of Sale  
Exhibit B -- Conservation Easement