

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOLEBURY TOWNSHIP  
AUTHORIZING SOLEBURY TOWNSHIP TO ENTER INTO AGREEMENTS  
OF SALE FOR THE PURCHASE OF A PROPERTY OWNED BY  
ANTHONY C. CANIKE AND A PROPERTY OWNED BY COUNTRY HOST, INC.**

WHEREAS, Anthony C. Canike is the owner of that real property with an address of 6502 Lower York Road in Solebury Township and identified as TMP #41-022-137 consisting of 1.068 acres more or less (the “Canike Property”).

WHEREAS, Country Host, Inc. is the owner of that real property located along Lower York Road in Solebury Township and identified as TMP #41-022-135-001 consisting of 11.47 acres more or less of vacant land (the “Country Host Property”).

WHEREAS, at the request of the Township, Indian Valley Appraisal Company, by its PA Certified General Real Estate Appraisers, performed an appraisal of the Canike Property as of June 4, 2020, and performed appraisals of the Country Host Property as of September 10, 2019 and June 4, 2020 (the “Appraisals”).

WHEREAS, pursuant to the Appraisals, the Canike Property has an appraised value of \$320,000.00 and the Country Host Property has an appraised value of \$2,640,000.00.

WHEREAS, the Appraisals are the only appraisals of the Canike Property and the Country Host Property obtained by the Township.

WHEREAS, the Township intends to enter into an Agreement of Sale to purchase the Canike Property for approximately \$254,035.00, an amount that does not exceed the appraisal of the Canike Property.

WHEREAS, the Township intends to enter into an Agreement of Sale to purchase the Country Host Property for approximately \$2,095,965.00, an amount that does not exceed the appraisal of the Country Host Property.

WHEREAS, pursuant to the Second Class Township Code at 53 P.S. § 66502, the Board of Supervisors of the Township is empowered to purchase any property it deems to be in the best interest of the Township.

WHEREAS, the Supervisors of the Township have determined that the purchase of the Canike Property and the Country Host Property are in the best interest of the Township as the purchase will assist the Township in enhancing the rural and historic context of the community by encouraging protection of natural resources while promoting a unified development theme; conserving and enhancing the quality of Solebury waterways and/or groundwater supplies, including the Aquetong Creek; maintaining the free flow of traffic, and promoting vehicular and/or pedestrian safety and access management; and linking development intensity with the provision of water conservation measures and sustainable design techniques.

NOW, THEREFORE, be it RESOLVED by the Board of Supervisors as follows:

The Board of Supervisors approves entering into Agreements of Sale for the purchase by the Township of the Canike Property and the Country Host Property, and authorizes the Chairperson of the Board of Supervisors to execute all necessary documents upon review and approval of the Township Solicitor.

This Resolution was approved at a regular meeting of the Board of Supervisors of Solebury Township on the 18th day of August, 2020.

BOARD OF SUPERVISORS OF SOLEBURY  
TOWNSHIP, BUCKS COUNTY,  
PENNSYLVANIA

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Mark Baum Baicker, Chair

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Kevin Morrissey, Vice-Chair

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Noel Barrett, Member

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John Francis, Member

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Robert A. McEwan, Member

ATTEST:

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Catherine Cataldi, Township Secretary