

**RESOLUTION 2020- 08**

**A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE SALE OF TOWNSHIP REAL PROPERTY CONSISTING OF A 5.943 PORTION OF TAX PARCEL NO. 65-050-0202.000 TO BE CONVEYED AND COMBINED INTO TAX PARCEL 65-050-0109.000 TO LB WATER PROPERTIES LLC LOCATED AT 300 CORPORATION DRIVE FOR THE PURCHASE PRICE OF \$20,000.00.**

**WHEREAS**, LB Water Properties LLC owns certain property identified as Tax Parcel 65-050-0109.000 (LB Parcel) adjacent to certain property owned by Hopewell Township identified as Tax Parcel 65-050-0202.000 (Hopewell Parcel) in the Hopewell Business Park and has requested to purchase 5.943 acres of the Hopewell Parcel for purposes of a laydown area directly associated with its business operations on the LB Parcel; and

**WHEREAS**, at the request of Hopewell Township, Commonwealth Real Estate Services, LLC performed a fair market Appraisal Report dated September 21, 2018 determining that Tax Parcel No. 65-050-0202.000 had a per acre value of \$2,211.00; and

**WHEREAS** due to the Hopewell Parcel's location in a Business Park, the Beaver County Corporation for Economic Development waived its reversion rights to the subject six (6) acres by correspondence dated January 28, 2019; and

**WHEREAS**, on May 28, 2019 Hopewell Township approved executing a letter of intent with LB Water Properties, LLS for the future purchase of 5.055 acres to be subdivided from Tax Parcel No. 65-050-0202.000, located in the Hopewell Business Park and owned by Hopewell Township, for the sum of \$20,000; and

**WHEREAS**, the necessary subdivision and lot consolidation to accomplish the aforementioned consolidation has already been approved by Hopewell Township at Resolution No. 2019-13; and

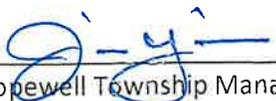
**WHEREAS**, the First Class Township Code, at 53 P.S. Section 56501 permits the sale of real property without the need for advertising for bids, public auction or to the highest bidder where Township real property is to be sold for exclusive use in an industrial development program which is applicable to the Hopewell Parcel.

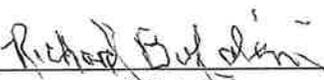
**NOW, THEREFORE, BE IT RESOLVED** that the Hopewell Township Board of Commissioners hereby **APPROVES THE SALE OF TOWNSHIP REAL PROPERTY CONSISTING OF A 5.943 PORTION OF TAX PARCEL NO. 65-050-0202.000 TO BE CONVEYED AND COMBINED INTO TAX PARCEL 65-050-0109.000 TO LB WATER PROPERTIES LLC LOCATED AT 300 CORPORATION DRIVE FOR THE PURCHASE PRICE OF \$20,000.00.**

**RESOLVED AND ENACTED** this 11<sup>TH</sup> day of MAY, 2020.

Attest:

HOPEWELL TOWNSHIP  
BOARD OF COMMISSIONERS

  
Hopewell Township Manager, Jamie Yurcina

  
Richard Bufalini, President  
Hopewell Township Board of Commissioners

(Seal)