

**EAST COVENTRY TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
**RESOLUTION NO. 2019-07**

**A RESOLUTION TO APPROVE AND AUTHORIZE EXECUTION OF THE PROPOSAL LETTER AGREEMENT DATED JUNE 27, 2018 AND FIRST ADDENDUM TO PROPOSAL LETTER BY AND AMONG NATURAL LANDS, GEORGE ALBRIGHT, AS EXECUTOR OF THE ESTATE OF MINNIE ALBRIGHT, AND EAST COVENTRY TOWNSHIP, FOR PURCHASE OF A CONSERVATION EASEMENT AND TRAIL EASEMENT ON APPROXIMATELY 31.70 ACRES OF LAND, AND FURTHER AUTHORIZING THE EXPENDITURE OF THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000) FOR THE CONSERVATION EASEMENT AND TWENTY-SIX THOUSAND FOUR HUNDRED TWENTY-FOUR DOLLARS (\$26,424) FOR THE TRAIL EASEMENT FROM OPEN SPACE FUNDS AND FURTHER AUTHORIZING THE PAYMENT OF COSTS AND EXPENSES INCURRED BY NATURAL LANDS RELATING TO THE ACQUISITION AT A COST TO THE TOWNSHIP NOT TO EXCEED FORTY-FIVE THOUSAND DOLLARS (\$45,000); AND FURTHER AUTHORIZING THE TOWNSHIP MANAGER TO EXECUTE SUCH ADDITIONAL DOCUMENTS APPROVED BY THE SOLICITOR TO COMPLETE SETTLEMENT ON THE AFORESAID EASEMENT ACQUISITIONS.**

---

**WHEREAS,** The Estate of Minnie Albright is the owner of a certain parcel of land consisting of approximately 31.7± acres, located on Pigeon Creek Road, East Coventry Township, Chester County, Pennsylvania; and

**WHEREAS,** Natural Lands desires to obtain a Conservation Easement and Trail Easement over the property of The Estate of Minnie Albright in accordance with that certain Proposal Letter Agreement dated June 27, 2018 and First Addendum to Proposal Letter Agreement; and

**WHEREAS,** Natural Lands desires to serve as Holder of the Conservation Easement; and

**WHEREAS,** East Coventry Township desires the interests of a designated Beneficiary in the aforesaid Conservation Easement and Trail Easement; and

**WHEREAS**, the Board of Supervisors of East Coventry Township desires to approve the purchase of the Conservation Easement and Trail Easement and further approve the terms and conditions in the Proposal Letter Agreement and First Addendum; and

**WHEREAS**, the Board of Supervisors of East Coventry Township desires to authorize expenditure of Open Space Funds for the purchase of the easements and reimbursement of transaction costs of Natural Lands; and

**WHEREAS**, the Board of Supervisors of East Coventry Township desires to designate and authorize Township Manager, David A. Kraynik, to execute the Grant of Conservation Easement and Trail Easement and other documents deemed necessary to effectuate the transactions at Closing.

**NOW, THEREFORE**, be it resolved by the East Coventry Township Board of Supervisors as follows:

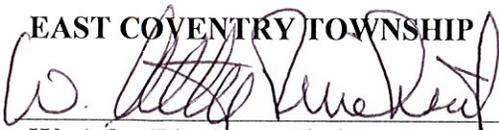
1. The Proposal Letter Agreement dated June 27, 2018 and First Addendum to Proposal Letter Agreement between The Estate of Minnie Albright, Natural Lands and East Coventry Township for the purchase of a Conservation Easement and Trail Easement and the terms and conditions therein are hereby approved and authorized for execution by the Chairman of the East Coventry Township Board of Supervisors.

2. The expenditure of East Coventry Township Open Space Funds in the amount of \$350,000.00 for the purchase of the Conservation Easement and \$26,424.00 for the purchase of the Trail Easement is hereby authorized and approved.

3. The expenditure of East Coventry Township Open Space Funds in an amount not to exceed \$45,000.00 to reimburse transaction costs of Natural Lands including out-of-pocket expenses, allocated staff costs and attorney's and consultant's fees is hereby authorized and approved; and

4. The Township Manager, David A. Kraynik, is hereby authorized to execute the Conservation Easement and Trail Easement on behalf of East Coventry Township and to further execute any and all documents deemed necessary to effectuate the transaction at Closing.

**APPROVED** this 11th day of February, 2019, by the Board of Supervisors of East Coventry Township.

**EAST COVENTRY TOWNSHIP**  
By:   
W. Atlee Rinchart, Chairman

Attest:   
David A. Kraynik, Secretary