

City of Lambertville

ORDINANCE NUMBER 14-2020

*An Ordinance Authorizing the Purchase of Property Located at 260 N. Main Street
(Block 1002, Lot 41) and Authorizing the Execution of Agreements in Connection
Therewith*

WHEREAS, David and Edward W. Closson (the “**Clossons**”) own the property shown on the City of Lambertville’s (the “**City**”) Tax Maps as Block 1002, Lot 41, commonly known as 260 N. Main Street (the “**Closson Property**”); and

WHEREAS, currently situated on the Closson Property are the Homestead Farm Market and associated improvements and parking space related thereto, a residential home, a barn, a revolutionary-era stone farmhouse that served as a headquarters for George Washington and his troops (the “**Washington Headquarters**”), along with significant open space and gardens; and

WHEREAS, the Closson Property is of significant cultural value to our community; and

WHEREAS, the City’s Governing Body understands the extrinsic value of preserving the rural character of our community; and

WHEREAS, the Washington Headquarters is an important piece of the fabric of our historic community; and

WHEREAS, pursuant to *N.J.S.A. 40:12-15.7* and *N.J.S.A. 40A:12-5*, and in furtherance of its effort to acquire land for recreation and conservation purposes, and for the continued performance of essential City functions, the City desires to purchase from the Clossons the Closson Property, pursuant to a Purchase and Sale Agreement by and between the City and the Clossons (the “**Agreement**”); and

WHEREAS, in order to set forth the terms and conditions under which the City and the Clossons will carry out their respective obligations with respect to the transaction described herein, the City desires to authorize the execution of the aforementioned Agreement.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the City of Lambertville, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The price to purchase the Closson Property from the Clossons is not to exceed \$2,900,000.00, and is hereby deemed to be reasonable.
3. The Mayor is hereby authorized to execute the Agreement, in substantially the same form as that on file with the City Clerk, and any and all documents necessary to effectuate the acquisition from the Clossons of the Closson Property, upon such terms and conditions as are set forth in the Agreement.

4. The terms of the Agreement are reasonable, and the City is further authorized to take all steps necessary for the conduct of due diligence at the Closson Property pursuant to said Agreement.

5. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.

6. This Ordinance shall take effect pursuant to applicable law.

FIRST READING AND INTRODUCTION: November 10, 2020

SECOND READING AND PUBLIC HEARING: November 30, 2020