



April 7, 2022

Honorable Seth Grove, Majority Chairman
House State Government Committee
House of Representatives of Pennsylvania
7 East Wing
PO Box 202196
Harrisburg, PA 17120-2196

Re: HB 2496 PN 2947
Conveyance of 10.268-acres and improvements
Known as the "PDA Tunkhannock Facility"
113 SR 92 South
Township of Tunkhannock, Wyoming County, Pennsylvania

Dear Chairman Grove:

As requested, enclosed is the Department's memorandum for the referenced legislation as per House Rule 32.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Sarah Spotts
Legislative Liaison

cc: Honorable H. Scott Conklin, Minority Chair, State Government Committee
Brooke Wheeler, Esq., Chief Clerk of the House
Jaime Bouldin, Assistant Deputy Secretary for Legislative Affairs
Michael Totino, Executive Director, Majority, State Government Committee
Nicholas Himebaugh, Executive Director, Minority, State Government Committee
Curt Topper, Secretary of General Services
Shawn E. Smith, Acting Chief Counsel, DGS
Elizabeth Christian, Director of Real Estate, DGS
Bradley J. Swartz, Chief of READD, DGS

Executive Offices

515 North Office Building | Harrisburg, PA 17125-001 | P 717.787.4004 | F 717. 772.2026 | www.dgs.pa.gov

LAND CONVEYANCE MEMORANDUM

This memorandum is provided under House Rule 32.

Bill No:	HB 2496	Printers Number: 2947
Committee:	State Government	
Contact:	Sarah Spotts Legislative Liaison Department of General Services	
Date:	April 7, 2022	

Description of the Property and Improvements: The property consists of approximately 10.268-acres of land, and a 3,944 square foot office building and 2,300 square foot storage garage located thereon, known as the “PDA Tunkhannock Facility”, situate in the Township of Tunkhannock, Wyoming County. The property is within the 20th Senatorial District and 117th Legislative District.

Grantor: Commonwealth of Pennsylvania through the Department of General Services, with the approval of the Pennsylvania Department of Agriculture and the Governor.

Grantee: Wyoming County

Other Parties Benefiting: None.

Consideration for Conveyance: \$125,000.00. The administration has agreed to a purchase price that is less than the appraised market value due to flood damage to the buildings and the current funding available to the Wyoming County Commissioners.

Appraisal of the Property (valuation, liens and encumbrances): An appraisal, dated November 3, 2021, was performed on the subject property and market value was determined to be \$305,000.00. This appraisal, obtained by Wyoming County Commissioners, was a restricted appraisal that did not include a value for the lab building located on the premises as it had flooded and the County has plans to demolish it.

Proposed use of the Property and Title Restrictions, Reversions: Proposed use of the property by Wyoming County Commissioners is for additional office space for community services.

Position: The Department of General Services and the Department of Agriculture support the proposed legislation.