



pennsylvania
DEPARTMENT OF GENERAL SERVICES

June 14, 2022

Honorable Kerry Benninghoff, Chairman
House Rules Committee
House of Representatives of Pennsylvania
147 Main Capitol
P.O. Box 202171
Harrisburg, Pennsylvania 17120-2171

Re: HB 2496, PN 3234

Release of Use Restriction in Philadelphia County;
Conveyance of 10.268 acres and improvements
Known as "PDA Tunkhannock Facility"
Township of Tunkhannock, Wyoming County; and
Conveyance of 0.16 acre and improvements
Known as "SCI Pittsburgh Superintendent's House"
City of Pittsburgh, Allegheny County

Dear Chairman Benninghoff:

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

Section 1, pertaining to the release of a use restriction and an associated reversionary interest, does not involve a fee simple conveyance of real property and as such, the Department does not believe a Rule 32 memorandum is needed in this instance. Section 1, if enacted, will allow the Department to release a restriction against use as a homeless shelter. Please accept this letter as the Department's indication that it has no objection to the authorization contained in Section 1.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Bradley J. Swartz, Chief
Real Estate Acquisitions and Dispositions Division
Bureau of Real Estate

cc: 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 Smith, Acting Chief Counsel, DGS
Tracy Surfield, Acting Director, Bureau of Real Estate, DGS

LAND CONVEYANCE MEMORANDUM

This memorandum is provided under House Rule 32

Bill No: HB 2496

Printers Number: 3234

Committee: State Government

Contact: Bradley J. Swartz, Chief
Real Estate Acquisitions and Dispositions Division, BRE
Department of General Services

Date: June 14, 2022

Section 2

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 previously flooded and the County has plans to demolish it.

Proposed use of the Property and Title Restrictions, Reversions: Wyoming County intends to use the property for County administered community services.

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

Section 3

Description of the Property and Improvements: The property consists of approximately 0.16-acre of land and a single-family home located thereon, known as the “SCI Pittsburgh Superintendent’s Residence,” situate in the City of Pittsburgh, Allegheny County. The property is within the 42nd Senatorial District and 20th Legislative District.

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

Grantee: John Bradley Wimer

Other Parties Benefiting: None.

Consideration for Conveyance: \$140,000.00

Appraisal of the Property (valuation, liens and encumbrances): An appraisal, dated June 4, 2018, was performed on the subject property and market value was determined to be \$140,000.00.

Proposed use of the Property and Title Restrictions, Reversions: The proposed use of the property by John Bradley Wimer is as a single-family home.

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