



HOUSE COMMITTEE ON APPROPRIATIONS

2009-10 Legislative Session

FISCAL NOTE

SENATE BILL: 904

PRINTER'S NO: 1177

PRIME SPONSOR: Dinniman

FISCAL IMPACT SUMMARY	FY 2009/10	FY 2010/11
Revenue Increase/(Decrease):		
General Fund	\$2,000,000	\$0

OVERVIEW:

Senate Bill 904 authorizes the Department of General Services (DGS), with the approval of the Department of Public Welfare and the Governor, to grant and convey to West Bradford Township, certain lands in West Bradford Township, Chester County.

This act shall take effect immediately.

ANALYSIS:

Senate Bill 904 authorizes the conveyance of approximately 225.115 acres of land known as Embreeville Center, in West Bradford and Newlin Townships, Chester County at a price of \$2 million.

An appraisal dated April 11, 2006 on the property determined market value to be \$22 million. However, the appraisal does not take into account the adverse environmental conditions, including but not limited to asbestos, present in, on or about the property. The buildings on the property are to be conveyed in "as-is" condition.

The appraisal also does not take into account the title restrictions and reversions. West Bradford Township plans to use the property for limited retail and commercial development, open space, and passive and active recreational uses. Of the total acres conveyed, 87.7-acres will be restricted for use as open space and recreational purposes, and 19.25 acres is required for use by the Pennsylvania Clinical Schools via a long term lease agreement. The legislation also prohibits any use of the property as a licensed gaming facility.

In the event that an agreement of sale between DGS and West Bradford Township is not executed within 18 months of the effective date of this section, the property may be disposed of in accordance with Article 2405-A of the Administrative Code of 1929.

This legislation requires all costs and fees incidental to the conveyance shall be borne by the grantees.

PREPARED BY: Antoinette L. Marchowsky, Budget Analyst
House Appropriations Committee, (D)

DATE: April 27, 2010

General Note and Disclaimer: *This Fiscal Note was prepared pursuant to House Rule 19(a), and the elements considered and reported above are required by Section 5 of the rule. Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.*