



HOUSE COMMITTEE ON APPROPRIATIONS

2009-10 Legislative Session

FISCAL NOTE

SENATE BILL: 904

PRINTER'S NO: 2029

PRIME SPONSOR: Dinniman

FISCAL IMPACT SUMMARY	FY 2009/10	FY 2010/11
Revenue Increase/(Decrease):		
General Fund	\$0	\$2,000,000
State Treasury Armory Fund	\$0	\$170,000

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.

The bill also authorizes DGS, with the approval of the Governor and the Department of Military and Veterans Affairs (DMVA), to grant and convey land and a building known as the Waynesburg Armory in the Borough of Waynesburg, Greene County to Waynesburg University.

This act shall take effect immediately.

ANALYSIS:

West Bradford Township

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 did 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.

The bill requires that the agreement of sale must contain a provision that will survive settlement for one year requiring West Bradford Township to negotiate in good faith for a lease of a 19.25-acre parcel of land and buildings to Pennsylvania Clinical Schools, Inc.

The legislation 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.

Waynesburg Armory

Senate Bill 904 also authorizes the conveyance of approximately .22 acres of land and the Waynesburg Armory in the Borough of Waynesburg, Greene County to Waynesburg University for \$170,000.

A June 21, 2009 appraisal determined fair market value of the property to be \$170,000. The proceeds from the sale would be deposited in the State Treasury Armory Fund.

The bill prohibits any use of the property as a licensed gaming facility. In the event that an agreement of sale is not executed within one year 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 conveyances shall be borne by the grantees.

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

DATE: June 28, 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.*