



HOUSE COMMITTEE ON APPROPRIATIONS

FISCAL NOTE

HOUSE BILL NO. 1945

PRINTERS NO. 3776

PRIME SPONSOR: Helm

COST / (SAVINGS)

FUND	FY 2013/14	FY 2014/15
General Fund	See fiscal impact	See fiscal impact

SUMMARY:

Authorizes the following:

- Survey of land in Harrisburg and Susquehanna Township, Dauphin County
- Conveyance in the City of Pittsburgh, Allegheny County
- Conveyance in Pittsburgh, Allegheny County
- Conveyance in Pine Grove Borough, Schuylkill County
- Release of restrictive use covenants in the Borough of Blossburg, Tioga County
- Conveyance in the City of Coatesville, Chester County
- Conveyance in the City of Philadelphia, Philadelphia County
- Conveyance of Washington Monument Park in the Borough of Waterford, Erie County
- Conveyance of Fort LeBoeuf Museum in the Borough of Waterford, Erie County
- Conveyance of Judson House in the Borough of Waterford, Erie County
- Conveyance in the Borough of Millersville, Lancaster County
- Release of restrictive use and reversionary covenants in the City of Scranton, Lackawanna County
- Partial removal and release of restrictive use covenants in Benner Township, Centre County
- Land lease within the Delaware River Bed

ANALYSIS:

HB 1945 authorizes the following:

Survey of land in Harrisburg and Susquehanna Township, Dauphin County:

The bill authorizes the Department of General Services (DGS) to conduct a comprehensive survey of certain parcels of land formerly known as the Harrisburg State Hospital and the Harrisburg State Hospital Farm, and now known in part as the DGS Annex Complex located partly in the City of Harrisburg and partly in Susquehanna Township, Dauphin County. This property is currently being used for the administrative functions of various Commonwealth agencies.

Conveyance in the City of Pittsburgh, Allegheny County

The bill authorizes the Department of Transportation, with the approval of the Governor, to grant and convey certain lands and improvements situate in the City of Pittsburgh, Allegheny County to East Liberty Development, Inc., for fair market value.

Conveyance in Pittsburgh, Allegheny County

The bill authorizes DGS, with the approval of the Department of Military and Veterans Affairs and the Governor, to grant and convey, at a price to be determined through competitive bidding, two tracts of land together with any buildings, structures or improvements thereon, situate in the City of Pittsburgh, Allegheny County.

Conveyance in Pine Grove Borough, Schuylkill County

The bill authorizes DGS, with the approval of the Department of Military and Veterans Affairs and the Governor, to grant and convey, at a price to be determined through competitive bidding, a tract of land together with any buildings, structures or improvements thereon, situate in the Borough of Pine Gove, Schuylkill County.

Release of restrictive use covenants in the Borough of Blossburg, Tioga County

The bill authorizes DGS, with the approval of the Governor, to remove and release the restrictive use covenants imposed on certain real property conveyed to North Penn Comprehensive Health Services, predecessor to Laurel Health Systems, by DGS pursuant to the authority contained in the Act of December 11, 1986 (P.L.1508, No.163).

Conveyance in the City of Coatesville, Chester County

The bill authorizes DGS, with the approval of the Department of Labor and Industry and the Governor, to grant and convey to the Coatesville Area Senior Center, or its successors or assigns, certain land and improvements thereon, being known as the Department of Labor and Industry's Office of Employment Security (Career Link), situate in the City of Coatesville, Chester County, for \$281,000 and under terms and conditions to be established in an agreement of sale with DGS.

Conveyance in the City of Philadelphia, Philadelphia County

The bill authorizes DGS, with the approval of the Governor, to grant and convey to Philadelphia Technician Training School certain land, and all improvements located thereon, situate in the City of Philadelphia, Philadelphia County for \$2,200,000.

Conveyance of Washington Monument Park in the Borough of Waterford, Erie County

The bill authorizes DGS, with the approval of the Pennsylvania Historical and Museum Commission and the Governor to grant and convey Washington Monument Park located in the Borough of Waterford, Erie County to the Fort LeBoeuf Historical Society for \$1.

Conveyance of Fort LeBoeuf Museum in the Borough of Waterford, Erie County

The bill authorizes DGS, with the approval of the Pennsylvania Historical and Museum Commission and the Governor to grant and convey Fort LeBoeuf Museum located in the Borough of Waterford, Erie County to the Fort LeBoeuf Historical Society for \$1.

Conveyance of Judson House in the Borough of Waterford, Erie County

The bill authorizes DGS, with the approval of the Pennsylvania Historical and Museum Commission and the Governor to grant and convey the Judson House located in the Borough of Waterford, Erie County to the Fort LeBoeuf Historical Society for \$1.

Conveyance in the Borough of Millersville, Lancaster County

The bill authorizes DGS, with the approval of Millersville University of Pennsylvania of the State System of Higher Education and the Governor, to grant and convey to Penn Manor School District certain land and improvements thereon situate in the Borough of Millersville, Lancaster County, and is further authorized and directed on behalf of the Commonwealth of Pennsylvania to accept in exchange certain land and improvements thereon to be conveyed by the Penn Manor School District to the Commonwealth of Pennsylvania, acting by and through DGS, and to add the same to the existing lands of the Commonwealth of Pennsylvania at Millersville University of Pennsylvania.

Release of restrictive use and reversionary covenants in the City of Scranton, Lackawanna County

The bill authorizes DGS, with the approval of the Governor, to remove and release the restrictive use and reversionary covenants imposed on certain real property conveyed to Scranton Primary Health Care Center, Inc., by DGS pursuant to the authority contained in the Act of February 14, 1980 (P.L.9, No.6).

Partial removal and release of restrictive use covenants in Benner Township, Centre County

The bill authorizes DGS, with the approval of the Governor, to partially remove and release the restrictive covenants as to sole use for passive recreational open space, but not as to that portion of the restrictive covenants relating to the benefit of the public at large, and to remove and release the restrictive covenant as to the conveyance and recordation of a perpetual conservation easement, under terms, conditions and for consideration acceptable to DGS, imposed on certain real property in Benner Township, Centre County, conveyed to Benner Township by DGS pursuant to the authority contained in Section 2(D) of the Act of July 9, 2010 (P.L.401, No.55).

Land lease within the Delaware River Bed

The bill authorizes DGS, with the approval of the Attorney General and the concurrence of the Department of Environmental Protection, to enter into a lease of properties to the City of Philadelphia for a term of 99 years, with an option in favor of the City of Philadelphia to extend such term for all or any portion of the properties for up to 99 years. The lease shall provide rent payable to the Commonwealth upon the execution of the lease, in an amount to be determined by the secretary of DGS, and shall include such other terms and conditions as DGS shall establish, with the concurrence of the Department of Environmental Protection.

FISCAL IMPACT:

Survey of land in Harrisburg and Susquehanna Township, Dauphin County - No adverse impact on Commonwealth funds.

Conveyance in the City of Pittsburgh, Allegheny County - Property will be sold for fair market value; fiscal impact undeterminable at this time. Proceeds from the sale shall be deposited into the Motor License Fund.

Conveyance in Pittsburgh, Allegheny County - Property will be sold at a price to be determined through competitive bidding; fiscal impact undeterminable at this time. Proceeds from the sale shall be deposited into the State Treasury Armory Fund.

Conveyance in Pine Grove Borough, Schuylkill County - Property will be sold at a price to be determined through competitive bidding; fiscal impact undeterminable at this time. Proceeds from the sale shall be deposited into the State Treasury Armory Fund.

Release of restrictive use covenants in the Borough of Blossburg, Tioga County - Proceeds received by DGS for the release of the restrictive use covenants shall be deposited into the General Fund.

Conveyance in the City of Coatesville, Chester County - Property will be sold for \$281,000 with proceeds from the sale to be deposited in the General Fund.

Conveyance in the City of Philadelphia, Philadelphia County - Property will be sold for \$2,200,000 with proceeds from the sale to be deposited in the General Fund.

Conveyance of Washington Monument Park in the Borough of Waterford, Erie County - An independent appraisal was conducted on November 12, 2012, which determined the value to be \$1.00. To date, the Fort LeBoeuf Historical Society has invested \$27,425 to maintain this property and the sale of it will save the Commonwealth approximately \$1,215 in annual carrying costs.

Conveyance of Fort LeBoeuf Museum in the Borough of Waterford, Erie County - An independent appraisal was conducted on November 12, 2012, which determined the value to be \$1.00. To date, the Fort LeBoeuf Historical Society has invested \$40,860 to maintain this property and the sale of it will save the Commonwealth approximately \$13,981 in annual carrying costs.

Conveyance of Judson House in the Borough of Waterford, Erie County - An independent appraisal was conducted on November 12, 2012, which determined the value to be \$1.00. To date, the Fort LeBoeuf Historical Society has invested \$165,773 to maintain this property and the sale of it will save the Commonwealth approximately \$26,550 in annual carrying costs.

Conveyance in the Borough of Millersville, Lancaster County - The costs and fees incidental to the conveyances shall be borne equally by the Penn Manor School District and Millersville University.

Release of restrictive use and reversionary covenants in the City of Scranton, Lackawanna County - Proceeds received by DGS for the release of the restrictive use and reversionary covenants shall be deposited into the General Fund.

Partial removal and release of restrictive use covenants in Benner Township, Centre County – Any proceeds received by DGS for the partial removal and release of the restrictive use covenants shall be deposited into the General Fund.

Land lease within the Delaware River Bed – Fiscal impact undeterminable at this time. Costs and fees incidental to the lease shall be borne by the lessee.

PREPARED BY: Thomas Gwinn
House Appropriations Committee (R)

DATE: June 18, 2014

Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.