



HOUSE COMMITTEE ON APPROPRIATIONS

FISCAL NOTE

SENATE BILL NO. 353

PRINTERS NO. 2088

PRIME SPONSOR: Rafferty

COST / (SAVINGS)

FUND	FY 2018/19	FY 2019/20
General Fund	See fiscal impact	See fiscal impact
Motor License Fund	See fiscal impact	See fiscal impact
Historical Preservation Fund	See fiscal impact	See fiscal impact

SUMMARY: Authorizes the conveyance of the following properties:

- 3.83-acres and improvements known as the "Commandants Quarters, Southeastern Veteran Center"
East Vincent Township, Chester County
- 0.49-acres and improvements formerly known as the "DGS Publications Building"
City of Harrisburg, Dauphin County
- 15,319 square feet of unimproved land
Borough of Collegeville, Montgomery County
- 6.045-acres and improvements formerly known as the "PennDOT Driver Licensing Center"
Borough of Chambersburg, Franklin County
- 5.186-acres and improvements known as "Washington County PennDOT Maintenance Facility"
City of Washington, South Strabane Township, Washington County
- 3.4202-acres and improvements known as a portion of "The Highlands"
Township of Whitemarsh, Montgomery County

ANALYSIS:

East Vincent Township, Chester County

SB 353 authorizes the Department of General Services (DGS), with the approval of the Governor and the Department of Military and Veterans Affairs, to grant and convey to the Pennhurst Memorial Preservation Alliance approximately 3.83-acres of land and improvements known as the "Commandants Quarters, Southeastern Veteran Center", located in East Vincent Township, Chester County.

The deed of conveyance shall contain restrictive covenants as the Secretary of General Services may deem necessary to ensure the historical preservation and interpretation of the property. The Secretary of General Services would be authorized to reserve or grant any easements on either the lands to be conveyed or the residual lands of the Commonwealth surrounding the property to be conveyed known as the Southeastern Pennsylvania Veterans Center, that may be useful or necessary to effectuate this conveyance. The conveyance shall be exempt from the provisions of the Pennsylvania Municipalities Planning Code and all local lands use controls, including, but not limited to, East Vincent Township's Subdivision and Land Development Ordinance and Zoning Ordinance.

City of Harrisburg, Dauphin County

SB 353 authorizes DGS, with the approval of the Governor, to grant and convey to 812 Market, Inc. (a holding company fully owned by the Pennsylvania School Employees Retirement System) approximately 0.49-acres of land and improvements, formerly known as the "Publications Building", in the City of Harrisburg, Dauphin County.

812 Market, Inc. would be prohibited from conveying the property to a third party without additional authorization.

Borough of Collegeville, Montgomery County

SB 353 authorizes the Department of Transportation, with the approval of the Governor, to enter into a land transfer with Two Farms, Inc. The land is approximately 15,319 square feet located in the Borough of Collegeville, Montgomery County.

The parcel and its surrounding properties are situated in the C-O Planned Commercial-Office District. The conveyance shall be made under and subject to the condition, which shall be contained in the deed of conveyance, that no portion of the property conveyed shall be used as a licensed gaming facility.

Borough of Chambersburg, Franklin County

SB 353 authorizes DGS, with the approval of the Governor, to grant and convey approximately 6.045-acres of land and improvements, formally known as the "Department of Transportation Driver Licensing Center", located in the Borough of Chambersburg, Franklin County.

6th Ward City of Washington, South Strabane Township, Washington County

SB 353 authorizes DGS, with the approval of the Governor, to grant and convey approximately 5.186-acres of land and buildings, known as "Washington County PennDOT Maintenance Facility", located in the 6th Ward City of Washington, South Strabane Township, Washington County.

The Secretary of General Services may impose any covenants, conditions or restrictions on the property at settlement as determined to be in the best interests of the Commonwealth.

Township of Whitemarsh, Montgomery County

SB 353 authorizes DGS, with the approval of the Pennsylvania Historical and Museum Commission and the Governor, to grant and convey to Jose L. Ramos and Lisa Ramos approximately 3.4202-acres of land and improvements, known as a portion of "The Highlands", located in the Township of Whitemarsh, Montgomery County.

The conveyance shall be made under and subject to the condition, which shall be contained in the deed of conveyance, that no portion of the property conveyed shall be used as a licensed gaming facility.

Effective date: Immediately

FISCAL IMPACT:

East Vincent Township, Chester County

The conveyance of this property to Pennhurst Memorial Preservation Alliance will be for fair market value as established by an independent appraisal. According to the Department of General Services, an appraisal, dated June 25, 2018, was performed on the subject property and fair market value was determined to be \$15,000. Any costs and fees incidental to this conveyance shall be borne by the grantee. Proceeds from the sale shall be deposited into the General Fund. The sale of this property will save the Commonwealth approximately \$5,000 in annual carrying costs.

City of Harrisburg, Dauphin County

The conveyance of this property to 812 Market, Inc. will be for \$1.00. According to the Department of General Services, an appraisal, dated June 21, 2018, was performed on the subject property and fair market value was determined to be \$1,500,000. Any costs and fees incidental to this conveyance shall be borne by the grantee. The sale of this property will save the Commonwealth approximately \$200,000 in annual carrying costs.

Borough of Collegeville, Montgomery County

The conveyance of this property to Two Farms, Inc. will be for fair market value as established by an independent appraisal. According to the Department of General Services, an appraisal, dated October 1, 2018, was performed on the subject property and fair market value was determined to be \$382,975. Any costs and fees incidental to this conveyance shall be borne by the grantee. Proceeds from the sale shall be deposited into the Motor License Fund.

Borough of Chambersburg, Franklin County

The conveyance of this property will be at a price determined through a competitive sealed bid process. According to the Department of General Services, an appraisal, dated April 5, 2018, was performed on the subject property and market value was determined to be \$395,000. Any costs and fees incidental to this conveyance shall be borne by the grantee. Proceeds from the sale shall be deposited into the General Fund. The sale of this property will save the Commonwealth approximately \$10,000 in annual carrying costs.

6th Ward City of Washington, South Strabane Township, Washington County

The conveyance of this property will be at a price determined through a competitive sealed bid process. According to the Department of General Services, an appraisal, dated June 18, 2018, was performed on the subject property and market value was determined to be \$1,100,000. Proceeds from the sale shall be deposited into the General Fund. The sale of this property will save the Commonwealth approximately \$20,000 in annual carrying costs.

Township of Whitemarsh, Montgomery County

The conveyance of this property to Jose L. and Lisa Ramos will be for \$230,000. According to the Department of General Services, an appraisal, dated August 11, 2017, was performed on the subject property and fair market value was determined to be \$230,000. Any costs and fees incidental to this conveyance shall be borne by the grantee. Proceeds from the sale shall be deposited into the Historical Preservation Fund.

PREPARED BY: Thomas Gwinn
House Appropriations Committee (R)

DATE: October 16, 2018

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