



HOUSE COMMITTEE ON APPROPRIATIONS

FISCAL NOTE

SENATE BILL NO. 921

PRINTERS NO. 1386

PRIME SPONSOR: Browne

COST / (SAVINGS)

FUND	FY 2017/18	FY 2018/19
General Fund	See fiscal impact	See fiscal impact

SUMMARY: Authorizes the conveyance of land in Bethlehem and Allentown, Lehigh County and in the Borough of Kane, McKean County.

ANALYSIS: SB 921 authorizes the Department of General Services, with the approval of the Governor, to grant and convey approximately 195.167-acres of land and improvements known as Allentown State Hospital located in Bethlehem and Allentown, Lehigh County to TCA Properties, L.P. for fair market value.

The deed of conveyance will prohibit the property from being utilized as licensed gaming facility. The authorization to sell the property to TCA Properties, L.P. expires if an Agreement of Sale is not executed within three years of the bill's effective date.

Additionally, SB 921 authorizes the Department of General Services, 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 a competitive bid process, two parcels of land located in the Borough of Kane, McKean County.

The first parcel contains approximately 0.34-acres of land and improvements known as the Kane Readiness Center. The second parcel contains approximately 1.46-acres of land and improvements known as the Kane Weekend Training (WET) Site.

Effective date: 60 days

FISCAL IMPACT: The enactment of this legislation will have no adverse fiscal impact on Commonwealth funds. According to the Department of General Services, an appraisal, dated February 6, 2017, was performed on the Allentown State Hospital property and market value was determined to be \$2,570,000. The sale of this property will save the Commonwealth approximately \$2,000,000 in annual carrying costs.

Additionally, an appraisal for the Kane Readiness Center was completed on August 10, 2016 which determined the fair market value to be \$110,000. An appraisal for the Kane Weekend Training (WET) Site was completed on August 10, 2016 which determined the fair market value to be \$15,000.

The proceeds from the sale of the Kane Readiness Center and the Kane Weekend Training (WET) Site will be deposited into the State Treasury Armory Fund. The sale from these two properties will save the Commonwealth approximately \$9,600 annually in carrying costs.

PREPARED BY: Thomas Gwinn
House Appropriations Committee (R)

DATE: December 12, 2017

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