



# HOUSE COMMITTEE ON APPROPRIATIONS

## FISCAL NOTE

SENATE BILL NO. 1214

PRINTERS NO. 2128

PRIME SPONSOR: Argall

### COST / (SAVINGS)

| FUND                                     | FY 2020/21        | FY 2021/22        |
|--|-------------------|-------------------|
| General Fund                             | See fiscal impact | See fiscal impact |
| State Treasury Armory Fund               | See fiscal impact | See fiscal impact |
| Project 70 Land Acquisition Sinking Fund | See fiscal impact | See fiscal impact |

**SUMMARY:** Authorizes the conveyance of multiple properties, authorizes development at Penn's Landing, provides a release from Project 70 restrictions and repeals Act 128 of 2018 due to its inconsistencies with SB 1214.

### ANALYSIS:

1. Provides for the conveyance of a permanent utility easement area totaling approximately 23.74 acres of land on the grounds of State Correctional Institution Manahoy to the Schuylkil County Municipal Authority, for the price of \$1. The easement contains a restrictive covenant stipulating that it shall only be utilized for establishing, utilizing, and maintaining water wells and appurtenances.

Effective Date: Immediately

2. Authorizes the Department of General Services (DGS), with the approval of the Governor and the Department of Military and Veterans Affairs (DMVA), to grant and convey 13.63-acres of land and improvements known as "Hollidaysburg Veterans Home Lot D", located in Allegheny Township, Blair County for a price to be determined through a competitive sealed bid process.

Effective Date: Immediately

3. Authorizes DGS, with the approval of the Governor and DMVA, to grant and convey 111.36-acres of land and improvements known as "Hollidaysburg Veterans Home Lot C", located in Allegheny Township, Blair County for a price to be determined through a competitive sealed bid process.

Effective Date: Immediately

4. Authorizes DGS, with the approval of the Governor and the Pennsylvania Historical and Museum Commission, to grant and convey to Highlands Historical Society 40.69-acres of land, including improvements thereon, known as the historic Highlands Mansion and grounds, located in Whitemarsh Township, Montgomery County for \$1.00, under terms and conditions to be established in an agreement of sale. Additionally, Whitemarsh Township will receive a conservation easement on a 29-acre portion of the property.

Effective Date: Immediately

5. Authorizes DGS, with the approval of the Governor and the Department of Human Services, to grant and convey to Bollinger Enterprises 3.16-acres of land and any improvements, located in Conewango Township, Warren County for \$22,000.

Effective Date: Immediately

6. Authorizes DGS, with the concurrence of the Department of Environmental Protection, to lease to L-A Battery QOZ, LLC approximately 10.80126-acres of land within the bed of the Delaware River located in the City of Philadelphia for 99 years.

Effective Date: Immediately

7. Authorizes DGS, with the approval of the Governor and the Department of Transportation to grant and convey to Washington Health System 5.186-acres of land and improvements located in the City of Washington and South Strabane Township, Washington County for \$1,150,000.

Effective Date: Immediately

8. Authorizes DGS, with the approval of the Governor, to grant and convey to Harry E. Frey, Jr. and Jeffrey L. Frey a permanent easement of land in Clinton Township, Lycoming County for \$2,670 for the purpose of ingress and egress.

Effective Date: 60 Days

9. Authorizes DGS, with the approval of the Governor and DMVA, to grant and convey 3.33-acres of land and improvements known as the Department of Military Veterans Affairs West Pittston Armory, located in West Pittston Borough, Luzerne County for a price to be determined through a competitive sealed bid process.

Effective Date: Immediately

10. Authorizes DGS, with the approval of the Governor, to grant and convey two tracts of land and improvements that total approximately 0.30-acres located in the Borough of West Chester, Chester County for \$1.00.

Effective Date: 60 Days

11. Authorizes DGS, with the approval of the Governor and Department of Environmental Protection, to take such action with respect to the Commonwealth's real property interests in the site commonly known as Penn's Landing to facilitate the further development plans for the real property, including, but not limited to, conveying any land to the west of the bulkhead line to the City of Philadelphia and entering into a submerged lands lease with the City of Philadelphia for an initial term of 99 years.

Effective Date: Immediately

12. Authorizes the release of Project 70 restrictions from the land owned by Glen Rock Borough, York County in exchange for the development of park and open space lands.

Effective Date: Immediately

**FISCAL IMPACT:**

- Conveyance of a permanent utility easement area on the grounds of State Correctional Institution Manahoy to the Schuylkil County Municipal Authority.
  - Enactment of this legislation will have no adverse fiscal impact on Commonwealth funds.
- Conveyance in Allegheny Township, Blair County, at the Hollidaysburg Veterans' Home (Lot D).
  - An appraisal, dated June 1, 2017, was performed on the subject property and market value was determined to be \$280,000. The proceeds from the sale shall be deposited in the General Fund.
- Conveyance in Allegheny Township, Blair County, at the Hollidaysburg Veterans' Home (Lot C).
  - An appraisal, dated May 18, 2017, was performed on the subject property and market value was determined to be \$1,150,000. The proceeds from the sale shall be deposited in the General Fund.
- Conveyance of 40.69-acres in Whitemarsh Township, Montgomery County, to the Highlands Historical Society and conservation easement for Whitemarsh Township.
  - An appraisal, dated June 24, 2019, was performed on the subject property and market value for the entire fee simple estate of 40.69-acres was determined to be \$6,611,940. The market value of the conservation easement to be conveyed by Highlands Historical Society to the Whitemarsh Township is \$3,010,000.

- Conveyance of 3.16-acre tract of land situated in Conewango Township, Warren County.
  - An appraisal, dated September 15, 2019, was performed on the subject property and market value was determined to be \$22,000.
- Lease of land within the bed of the Delaware River in the City of Philadelphia to L-A Battery, QOZ, LLC.
  - An appraisal, dated January 4, 2020, was performed on the subject property and market value was determined to be \$8,900,000 (fee) and \$6,550,000 (leasehold).
- Conveyance of a 5.186-acre parcel of land in the City of Washington and South Strabane Township, Washington County, to the Washington Health System.
  - An appraisal, dated May 21, 2019, was performed on the subject property and market value was determined to be \$1,150,000. The proceeds from the sale shall be deposited in the General Fund.
- Grant of a permanent easement at the Muncy State Correctional Institution in Clinton Township, Lycoming County.
  - The proceeds of \$2,670 shall be deposited in the General Fund.
- Conveyance of approximately 3.33 acres of land, buildings, and improvements at the West Pittston Armory located in the Borough of West Pittston, Luzerne County.
  - An appraisal, dated May 22, 2020, was performed on the subject property and market value was determined to be \$180,000. The proceeds from the sale shall be deposited in the State Treasury Armory Fund.
- Conveyance of certain lands and improvements in the Borough of West Chester, Chester County to Human Services, Inc. for \$1.00.
  - An appraisal, dated February 23, 2018, was performed on the subject properties and market value was determined to be \$550,000.
- Authority granting legislation to facilitate further development of Penn's Landing.
  - Enactment of this legislation will have no adverse fiscal impact on Commonwealth funds.

- Release of Project 70 restrictions on certain lands owned by Glen Rock Borough, York County, in return for the development of park and open space lands owned by Glen Rock Borough, York County.
  - An amount equal to the sales price payment made to Glen Rock Borough for the land or the appraised value as determined by an appraisal report prepared by Agrarian Associates Inc. on July 18, 2018, whichever is greater, but not to be lesser than the appraised value, would be deposited into a special interest-bearing account established by Glen Rock Borough for development of park and open space lands owned by Glen Rock Borough. None of the funds could be disbursed from this special account until a plan is developed by Glen Rock Borough for the intended use of the funds and until such plan has been approved by the Department of Conservation and Natural Resources (DCNR). Any funds remaining in the special account five years after the date of deposit by Glen Rock Borough would immediately be paid to the Commonwealth for deposit into the Project 70 Land Acquisition Sinking Fund or current equivalent.

**PREPARED BY:** Thomas Gwinn  
House Appropriations Committee (R)

**DATE:** November 19, 2020

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