



# HOUSE COMMITTEE ON APPROPRIATIONS

## FISCAL NOTE

HOUSE BILL NO. 2171

PRINTERS NO. 2894

PRIME SPONSOR: Fritz

### COST / (SAVINGS)

FUND	FY 2021/22	FY 2022/23
General Fund	See fiscal impact	See fiscal impact
Armory Fund	See fiscal impact	See fiscal impact

**SUMMARY:** Comprehensive legislation to include 10 different land related exchanges, interests and conveyances.

**ANALYSIS:** HB 2171 includes the following:

- **Section 1:** authorizing DGS, with the approval of the Governor, to quitclaim and release to the Waymart Area Historical Society any right, title, or interest it may have with respect to certain historical use restrictions and a related reversionary interest affecting certain real property located in Canaan Township, Wayne County. This would enable the Waymart Area Historical Society to convey this property free of such Declaration of Covenant.
- **Section 2:** authorizing DGS with the approval of the Pennsylvania Historical and Museum Commission and the Governor, to grant and convey to The Grist at Mather Mill, Ltd., certain lands, buildings and improvements (approximately 3.185 acres) located in Whitemarsh Township, Montgomery County.
- **Section 3:** authorizing DGS to issue a new deed to the Potter County Housing Authority in Potter County to correct the name of the grantee with respect to that certain property previously conveyed by the Commonwealth to the Authority. It also authorizes DGS to release a use restriction and an associated reversionary interest.
- **Section 4:** authorizing DGS, with the approval of the Governor, to grant and convey 20.2736-acres of land and improvements, known as "SCI-Pittsburgh" in the City of Pittsburgh, Allegheny County, through a competitive solicitation for proposals process.
- **Section 5:** authorizing DGS, with the approval of the Department of Corrections and the Governor, to long term lease property to the County of Wayne (approximately 69.43 acres of vacant land), being a portion of SCI Waymart, for the purpose of establishing,

utilizing, and maintaining a drug rehabilitation facility under the terms, conditions and for consideration to be established in a lease agreement.

- **Section 6:** authorizing DGS, with the approval of the Governor, to grant and convey to the Berks County Redevelopment Authority certain lands, buildings and improvements (approximately 106.65 acres) located in the Borough of Hamburg and Windsor Township, Berks County.
- **Section 7:** authorizing DGS, with the approval of the Governor, to grant and convey to the Berks County Intermediate Unit certain lands, buildings and improvements (approximately 5.80 acres), known as a portion of the former Hamburg Center, located in Windsor Township, Berks County.
- **Section 8:** authorizing DGS, with the approval of the Pennsylvania State Police and the Governor, to grant and convey to Robert Swingle certain lands, together with any buildings, structures and improvements thereon (approximately 4.132 acres) in Richmond Township, Tioga County.
- **Section 9:** authorizing 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, approximately 2.09 acres of land and improvements (property known as the Corapolis Armory) in Corapolis Borough, Allegheny County.
- **Section 10:** authorizing DGS, with the approval of the Governor, convey the former Pennsylvania State Police Wyoming Headquarters, (approximately 3.91 acres of land and improvements) located in the borough of Wyoming, Luzerne County.

Effective Date: Immediately.

**FISCAL IMPACT:** The enactment of this legislation will have the following fiscal impact:

- **Section 1:** Any costs and fees incidental to the release shall be borne by the Waymart Area Historical Society. Money received by the Department of General Services for the quitclaim and release shall be deposited into the General Fund.
- **Section 2:** An appraisal, dated April 30, 2021, was completed on the subject property and market value was determined to be \$25,000. Consideration for conveyance in the legislation is \$1.00. Costs and fees incidental to this conveyance shall be borne by the grantee. Additionally, there will be a small savings to the Commonwealth in annual carrying costs after the property has been conveyed.

- **Section 3:** Any costs and fees incidental to the release shall be borne by the Potter County Housing Authority. Any proceeds received by the Department of General Services for the quitclaim and release shall be deposited into the General Fund.
- **Section 4:** An appraisal, dated September 27, 2017, was performed on the subject property and market value was determined to be \$3,210,000. It should be noted that the appraisal did not consider the numerous environmental conditions present at the property. Consideration for conveyance to be determined by the solicitation for proposals process. Costs and fees incidental to this conveyance shall be borne by the grantee. The proceeds from the sale shall be deposited into the General Fund. Additionally, according to the Department of Corrections, there will be an annual savings to the Commonwealth of approximately \$270,000 in carrying costs after the property has been conveyed.
- **Section 5:** A leasehold appraisal, dated June 19, 2021, was completed on the subject property and market value was determined to be \$1,000/year. Consideration for conveyance to be negotiated with the County of Wayne. Costs and fees incidental to the lease shall be borne by the lessee.
- **Section 6:** An appraisal, dated February 8, 2022, was completed on the subject property and market value was determined to be \$2,725,000. Consideration for conveyance in the legislation is \$2,725,000. Costs and fees incidental to this conveyance shall be borne by the grantee. The proceeds from the sale shall be deposited into the General Fund. Additionally, there will be savings to the Commonwealth in annual carrying costs after the property has been conveyed.
- **Section 7:** An appraisal, dated December 6, 2021, was completed on the subject property and market value was determined to be \$232,000. Consideration for conveyance in the legislation is \$232,000. Costs and fees incidental to this conveyance shall be borne by the grantee. The proceeds from the sale shall be deposited into the General Fund. Additionally, there will be savings to the Commonwealth in annual carrying costs after the property has been conveyed.
- **Section 8:** An appraisal, dated February 23, 2021, was completed on the subject property and market value was determined to be \$12,000. Consideration for conveyance in the legislation is \$12,000. The proceeds from the sale shall be deposited into the General Fund. Additionally, according to the Pennsylvania State Police, there will be a small savings to the Commonwealth in tower maintenance costs after the property has been conveyed.
- **Section 9:** An appraisal, dated November 17, 2020, was completed on the subject property and market value was determined to be \$700,000. A sale price will be determined through competitive bidding. The proceeds from the sale shall be deposited into the State Treasury Armory Fund.

- **Section 10:** An appraisal, dated April 23, 2021, was completed on the subject property and market value was determined to be \$925,000. Consideration for conveyance in the legislation is \$500,000. Costs and fees incidental to this conveyance shall be borne by the grantee. The legislation requires the Department of General Services to include a restrictive covenant in the deed of conveyance requiring the Borough to use the property only for the operation of a municipal/regional police department. If, within ten years, there is a change in use, the Borough agrees to pay the Commonwealth \$425,000 within 90 days after the change in use. The Borough's failure to pay such sum within such timeframe, shall cause the property to revert to and revest in the Commonwealth at the election of the Commonwealth. The proceeds from the sale shall be deposited into the General Fund. Additionally, according to the Pennsylvania State Police, there will be an annual savings to the Commonwealth of approximately \$100,000 in carrying costs after the property has been conveyed.

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

**DATE:** April 11, 2022

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