



HOUSE COMMITTEE ON APPROPRIATIONS

FISCAL NOTE

SENATE BILL NO. 1020

PRINTERS NO. 1523

PRIME SPONSOR: Gebhard

COST / (SAVINGS)

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

SUMMARY: Authorizing DCNR, with the approval of the Governor, to conduct two sets of land exchanges, one in Lebanon County and the other in Montgomery/Chester County.

ANALYSIS: SB 1020 authorizes DCNR, with the approval of the Governor, to:

- Grant and convey approximately 4.191 acres, located in Union Township, Lebanon County, to Kyle A. and Tamara Bolz. In exchange, Kyle A. and Tamara J. Boltz will convey 11.908-acres of vacant land to the Commonwealth to be added to the existing lands of Swatara State Park. In addition, Kyle A. and Tamara J. Boltz will transfer a utility, vehicular, and pedestrian easement, to the Commonwealth, for the benefit of Swatara State Park, which totals approximately 1.5 acres.
- Grant and convey to Erdenheim Farm, approximately 8.791 acres, situated in Whitmarsh and Springfield Townships, Montgomery County and being part of Fort Washington State Park. A portion of Tract 1 will be subject to two easements upon transfer to Erdenheim Farm: 1) a public trail easement in favor of Montgomery County, and 2) a conservation easement in favor of Natural Lands Trust, Inc. conservancy. In exchange, Erdenheim Farm will convey to the Commonwealth of Pennsylvania, acting by and through DCNR, Bureau of State Parks, certain lands in Upper Uwchlan Township, Chester County, located adjoining Marsh Creek State Park and consisting of approximately 10.568-acres.

Effective Date: Immediately.

FISCAL IMPACT: The enactment of this legislation will have no adverse impact on Commonwealth funds. According to the Rule 32 Land Conveyance Memorandum submitted by the Department of General Services, an appraisal, dated January 3, 2022, was performed for the property located in Union Township, Lebanon County, and market value was determined to be \$15,000. An appraisal, dated January 3, 2022, was performed for the "consideration" tract to be

conveyed to the Commonwealth of Pennsylvania, and market value was determined to be \$38,500.

Additionally, the memorandum submitted by the Department of General Services stated that a federal yellow book appraisal, dated February 25, 2020, was performed on the property to be conveyed to Erdenheim Farm in Whitemarsh and Springfield Townships, Montgomery County, and the market value was determined to be \$88,000. A comprehensive appraisal report, dated January 17, 2020, was also completed for the replacement lands to be conveyed to the Commonwealth of Pennsylvania and the market value was determined to be \$615,000.

All costs and fees incidental to the conveyances shall be borne by their respective parties.

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.