



HOUSE COMMITTEE ON APPROPRIATIONS

FISCAL NOTE

SENATE BILL NO. 829

PRINTER'S NO. 1014

PRIME SPONSOR: Aument

COST / (SAVINGS)

| FUND | FY 2023/24 | FY 2024/25 |
|--------------|-------------------|------------|
| General Fund | See Fiscal Impact | \$0 |

SUMMARY: Provides for five easements and/or conveyances, removal of use restrictions, and repeals related to Act 24 of 2022 and Act 137 of 1998.

ANALYSIS: As amended, SB 829 PN 1014 includes the following:

- **Section 1** – Authorizes Department of General Services with the approval of the Pennsylvania Historical and Museum Commission and the Governor, to grant certain easements through and across lands located at the Landis Valley Museum in the Township of Manheim, Lancaster County. The purpose is for a road realignment project and to accept from Manheim Township an existing right-of-way.
- **Section 2** – Authorizes Department of General Services with the approval of the Department of Military and Veteran Affairs and the Governor, to grant to Drexel University a permanent easement encumbering the tract of land, part of the Philadelphia Armory, being the southern half of Cuthbert Street, located between 32nd Street and 33rd Street in the City and County of Philadelphia, under terms and conditions to be established in an easement agreement, which agreement shall include Drexel University's provision to the Commonwealth of Pennsylvania, its successors and assigns, in perpetuity, of thirty-five parking spaces for the exclusive use of the Commonwealth of Pennsylvania, its successors and assigns, as fee title owner of the property known as 3205-51 Lancaster Avenue, Philadelphia.
- **Section 3** – Authorizes Department of General Services with the approval of the Governor to remove a restrictive covenant in Act 24 of 2022, in which four tracts of land totaling approximately 3.91 acres were conveyed to the Borough of Wyoming, Luzern County. The restrictive covenant required the Borough to use the property as the operation of a municipal/regional police department.
- **Section 4** – Authorizes the Department of General Services with the approval of the Governor, to convey to the City of Philadelphia land, buildings, and improvements in the 40th Ward of the City of Philadelphia, containing 18.837 acres. The amendment further repeals Section 13 of Act 137 of 1998, relating to the same tract of land.
- **Section 5** – Authorizes the Department of General Services with the approval of the Governor to release land located in Bergey's Mill Park in Lower Salford Township, Montgomery County, of Project 70 restrictions. Project 70 restrictions enabled the acquisition of public lands for public parks, reservoirs, recreation, conservation, and historical preservation purposes through issuance of bonds.

The bill takes effect immediately.

FISCAL IMPACT: The enactment of this legislation will have a positive fiscal impact on Commonwealth funds. Information related to the sections listed below, was obtained from the House of Representatives Rule 32 Memorandum, required to be submitted by Department of General Services in cases of land conveyance.

- **Section 1** – Consideration for the conveyance is \$1.00 and shall be deposited into the General Fund.
- **Section 2** – Proposed use is to convert the Commonwealth owned/DMVA controlled former “Cuthbert Street” into a “pedestrian thoroughfare” to join two sections of the Drexel University campus. Cuthbert Street was formally vacated as a public street, struck from the city’s plan and control by ordinance with the half adjacent to the readiness center formally transferred to DMVA’s control and currently used as exclusive parking for the facility. The proposed project would prohibit vehicular traffic and re-landscape the area to include a walking path, benches, signs, lighting, decorative vegetation, and plantings. The assignment of the thirty-five parking spaces is part of the consideration, which would be negotiated further, and may include additional consideration prior to finalizing the land conveyance.
- **Section 3** – The proposed legislation removes the use restriction passed in Act 24 of 2022 that required the Borough of Wyoming, Luzerne County, to only utilize the property for operation of a municipal/regional police force. Current law would require the borough to pay the commonwealth \$425,000 if it changed the use of the land. By removing these restrictions with the bill, the borough will no longer need to pay this amount to change the property use.
- **Section 4** – The City of Philadelphia intends to utilize the property for an expansion project of the Philadelphia International Airport and the proposed legislation requires the Department of General Services to include a covenant in the deed of conveyance prohibiting the property from being utilized as a licensed gaming facility. The property in question was appraised on May 6, 2022, and the market value was determined to be \$38,000,000. As a consideration for conveyance, \$10,000,000 shall be deposited in a restricted account in the General Fund and appropriated to the Department of General Services for the acquisition of land and for the design and construction of a new readiness center for the Department of Military and Veterans Affairs, to be located in Philadelphia County. The remaining \$28,000,000 of the proceeds received shall be deposited into the General Fund.
- **Section 5** – The proposed legislation removes Project 70 use restrictions on land located in Bergey’s Mill Park in Lower Salford Township, Montgomery County. Removal of such restrictions does not affect Commonwealth funds.

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House Appropriations Committee (D)

DATE: July 7, 2023

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