



October 24, 2022

Honorable Kerry A. Benninghoff, Chairman  
House Rules Committee  
Pennsylvania House of Representatives  
P.O. Box 202171  
110 Main Capitol Bldg.  
Harrisburg, PA 17120-2171

Re: House Rule 32 Memorandum  
HB 121 PN 3560  
Numerous Land Conveyances

Dear Chairman Benninghoff:

As requested, attached is the Rule 32 for House Bill 121 PN 3560, as passed by the Senate on October 19, 2022.

Please accept this letter as the Department's indication that it has no objections to the authorizations contained in HB 121 PN 3560. Please do not hesitate to contact me should you have questions.

Sincerely,

Eryn Spangler  
Legislative Liaison  
Department of General Services

cc:

Brooke Wheeler, Chief Clerk of the PA House of Representatives  
Jaime Bouldin, Assistant Deputy Secretary for Legislative Affairs  
Joe Lee, Acting Secretary of General Services  
Shawn Smith, Chief Counsel, DGS  
Elizabeth Christian, Acting Deputy Secretary for Administration, DGS  
Tracy Surfield, Acting Director of Real Estate, DGS



## LAND CONVEYANCE MEMORANDUM

This memorandum is provided under House Rule 32.

---

**Bill No:** HB 121 **Printers Number:** 3560  
**Committee:** State Government  
**Contact:** Eryn Spangler  
Legislative Liaison  
**Date:** October 19, 2022

---

### Section 2

**Description of the Property and Improvements:** The property consists of 3 tracts of land consisting of approximately 9.59-acres of land, formerly being a portion of the Southeastern PA Veterans Center, situate in the Township of East Vincent, County of Chester. The property is within the 44<sup>th</sup> Senatorial District and 26<sup>th</sup> Legislative District.

**Grantor:** Commonwealth of Pennsylvania through the Department of General Services, with the approval of the Governor.

**Grantee:** Pennhurst Holdings DE, LLC.

**Other Parties Benefiting:** None.

**Consideration for Conveyance:** \$220,000.00.

**Appraisal of the Property (valuation, liens and encumbrances):** An appraisal, dated September 28, 2021, was completed on the subject property and market value was determined to be \$220,000.00.

**Proposed use of the Property and Title Restrictions, Reversions:** Pennhurst Holdings DE, LLC intends to utilize the property to add to their existing adjoining property and ultimately for redevelopment purposes. The legislation stipulates that the deed shall contain a covenant restricting the property from being utilized as a licensed gaming facility as defined in 4 Pa.C.S. §1103. Further, the Department of General Services may reserve any easements, in, over and across the lands to be conveyed as it deems necessary convenient or appropriate for the continue operation of the Southeastern Pennsylvania Veterans Center or the Spring City Readiness Center. The Department of General Services may also grant or assign such easements to Pennhurst Holdings DE, LLC, as the Department of General Services deems necessary, convenient, or appropriate to provide access to the lands of Pennhurst Holdings DE, LLC.

**Date by which Land is Needed for its New Use:** Pennhurst Holdings DE, LLC has indicated that the property is needed as soon as possible.

**Position:** The Department of General Services supports the proposed legislation.

**Section 3**

**Description of the Property and Improvements:** The property consists of approximately 5.592-acres of land and improvements located thereon, known as the former Department of Transportation Luzerne County Maintenance Office, situate in Bear Creek Township, Luzerne County. The property is within the 14<sup>th</sup> Senatorial District and 118<sup>th</sup> Legislative District.

**Grantor:** Commonwealth of Pennsylvania through the Department of General Services, with the approval of the Governor.

**Grantee:** Bear Creek Township Volunteer Hose Company

**Other Parties Benefiting:** None.

**Consideration for Conveyance:** \$61,000.00

**Appraisal of the Property (valuation, liens, and encumbrances):** An appraisal, dated May 16, 2022, was completed on the subject property and market value was determined to be \$61,000.00.

**Proposed use of the Property and Title Restrictions, Reversions:** The Bear Creek Township Volunteer Hose Company intends to utilize the property in support of providing public safety by the local fire department.

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.

**Date by which Land is Needed for its New Use:** Bear Creek Township Volunteer Hose Company has indicated that the property is needed as soon as possible.

**Position:** The Department of General Services supports the proposed legislation.

**Section 4**

**Description of the Property and Improvements:** The property to be conveyed consists of 2 tracts of land totaling approximately 195.167-acres of vacant land, formerly the Allentown State Hospital, situate partly in the City of Allentown and partly in the City of Bethlehem, County of Lehigh. The property is within the 16<sup>th</sup> Senatorial District and 132<sup>nd</sup> Legislative District.

**Grantor:** Commonwealth of Pennsylvania through the Department of General Services, with the approval of the Governor.

**Grantee:** City Center Investment Corp.

**Other Parties Benefiting:** None.

**Consideration for Conveyance:** \$5,500,000.00.

**Appraisal of the Property (valuation, liens and encumbrances):** An appraisal, dated September 9, 2022, was completed on the subject property and market value was determined to be \$5,500,000.00. There are no known liens or encumbrances associated with the property.

**Proposed use of the Property and Title Restrictions, Reversions:** City Center Investment Corp. intends to utilize the property for Economic Development/Commercial Development. The legislation stipulates that there shall be a covenant contained in the deed prohibiting the property from being utilized as a licensed gaming facility.

**Date by which Land is Needed for its New Use:** City Center Investment Corp. has indicated that the property is needed as soon as possible.

**Position:** The Department of General Services supports the proposed legislation.

**Section 5**

**Description of the Property and Improvements:** The property to be conveyed consists of a tract of land totaling approximately 13.26-acres of vacant land, being a portion of the SCI-Rockview property, situate in the Township of Benner, County of Centre. The property is within the 34<sup>th</sup> Senatorial District and 76<sup>th</sup> Legislative District.

**Grantor:** Commonwealth of Pennsylvania through the Department of General Services, with the approval of the Governor.

**Grantee:** Centre County Industrial Development Corporation (CCIDC)

**Other Parties Benefiting:** None.

**Consideration for Conveyance:** \$1,560,000.00.

**Appraisal of the Property (valuation, liens and encumbrances):** An appraisal, dated May 27, 2022, was completed on the subject property and market value was determined to be \$1,560,000.00. There are no known liens or encumbrances associated with the property.

**Proposed use of the Property and Title Restrictions, Reversions:** CCIDC intends to utilize the property for Economic Development/Commercial Development. The legislation stipulates that there shall be a covenant contained in the deed prohibiting the property from being utilized as a licensed gaming facility.

**Date by which Land is Needed for its New Use:** CCIDC has indicated that the property is needed as soon as possible.

**Position:** The Department of General Services supports the proposed legislation.

**Section 6**

**Description of the Property and Improvements:** The property to be conveyed consists of a tract of land totaling approximately 5.80-acres of land, being a portion of the former Hamburg Center property, situate in the Township of Windsor, County of Berks. The property is within the 29th Senatorial District and 124<sup>th</sup> Legislative District.

**Grantor:** Commonwealth of Pennsylvania through the Department of General Services, with the approval of the Governor.

**Grantee:** Berks County Intermediate Unit

**Other Parties Benefiting:** None.

**Consideration for Conveyance:** \$25,000.00.

**Appraisal of the Property (valuation, liens and encumbrances):** An appraisal, dated December 20, 2021, was completed on the subject property and market value was determined to be \$232,000.00. There are no known liens or encumbrances associated with the property.

**Proposed use of the Property and Title Restrictions, Reversions:** Berks County Intermediate Unit intends to utilize the property as an Education Center. The legislation stipulates that there shall be a covenant contained in the deed prohibiting the property from being utilized as a licensed gaming facility. Further, the legislation also stipulates that there shall be a condition contained in the deed limiting the use of the property to only an Education Center for a period of 10 years. If the property is utilized for anything other than an Education Center in the first 10 years, the Berks County Intermediate Unit must pay the Commonwealth an additional \$207,000.00 (the balance of market value), or the property will revert to the Commonwealth.

**Date by which Land is Needed for its New Use:** Berks County Intermediate Unit has indicated that the property is needed as soon as possible.

**Position:** The Department of General Services supports the proposed legislation.