
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 561 Session of
2021

INTRODUCED BY FONTANA, APRIL 14, 2021

REFERRED TO STATE GOVERNMENT, APRIL 14, 2021

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey certain lands,
3 buildings and improvements situate in the City of Pittsburgh,
4 Allegheny County, through a competitive solicitation for
5 proposals process.

6 The General Assembly of the Commonwealth of Pennsylvania
7 hereby enacts as follows:

8 Section 1. Conveyance in City of Pittsburgh, Allegheny County.

9 (a) Authorization.--The Department of General Services, with
10 the approval of the Governor, is hereby authorized on behalf of
11 the Commonwealth of Pennsylvania to grant and convey the
12 following tracts of land, together with the buildings and
13 improvements thereon, known as the former State Correctional
14 Institution - Pittsburgh, situate in the City of Pittsburgh,
15 Allegheny County, to the buyer that submits the proposal through
16 a competitive solicitation for proposals process that the
17 Department of General Services determines offers the best value
18 and return on investment. In making the determination, the
19 Department of General Services may consider, in addition to
20 price, the proposed use of the property, job creation, return to

1 the property tax rolls and other criteria specified in the
2 solicitation documents. A competitive solicitation committee
3 shall be established to review proposals and recommend a buyer.
4 The competitive solicitation committee shall be comprised of the
5 Secretary of General Services or a designee, the member of the
6 Senate in whose district the majority of the property is located
7 or a designee, the member of the House of Representatives in
8 whose district the majority of the property is located or a
9 designee and an official representative of the municipality in
10 which the property is located.

11 (b) Property description.--The property to be conveyed under
12 subsection (a) consists of two tracts of land totaling
13 approximately 20.2736-acres, including all improvements located
14 thereon, bounded and more particularly described as follows:

15 ALL THOSE CERTAIN parcels of land, with improvements thereon,
16 situate in the City of Pittsburgh, Allegheny County
17 Pennsylvania, within the area bounded by Westhall Street, New
18 Beaver Avenue, Doer Street and the low waterline of the Ohio
19 River, more particularly described as follows (such descriptions
20 not constituting a consolidation of lots):

21 Tract 1

22 BEING the lands within Tax Parcel No. 44-B-100 east of Tax
23 Parcel No. 44-B-125, a section of the former CSX Transportation
24 System and the following Tax Parcels: 44-B-20, 44-B-25, 44-B-26,
25 44-B-50, 44-B-60, 44-B-70, 44-C-60, 44-C-68, 44-C-90, 44-C-122,
26 44-C-124, 44-C-402, 44-G-01, 44-G-02, 44-G-20, and 44-G-298.

27 BEGINNING at a point located at Pennsylvania State Plane
28 South Coordinates: N 423084.50, E 1330519.44, being S 85° 05'
29 23" W a distance of 67.13 feet from a City of Pittsburgh
30 monument in the sidewalk on the south side of Westhall Street,

1 said point also being on the southern right-of-way line of
2 Westhall Street, having a width of 50 feet, and being the
3 northeastern most corner of the line of lands now or formerly of
4 the City of Pittsburgh, Tax ID No. 44-B-125 and previously a
5 portion of the CSX Transportation System, and being the
6 northwestern most corner of the lands herein described, and
7 being the point of beginning; thence along the southern right-
8 of-way of Westhall Street the following three courses and
9 distances:

10 N 89° 14' 55" E a distance of 671.46 feet to a point;

11 N 89° 14' 55" E a distance of 48.62 feet along the
12 northern line of Tax Parcel 44-C-124 to a point;

13 N 89° 14' 55" E a distance of 139.20 feet along the
14 northern line of Tax Parcel 44-C-122 to a point;

15 Thence by a curve to the right following the right-of-way
16 transition between Westhall Street and New Beaver Avenue, having
17 a radius of 25.00 feet, an arc length of 40.76 feet, and a chord
18 bearing S 44° 02' 30" E a distance of 36.39 feet to a point;

19 Thence along the right-of-way of New Beaver Avenue, having a
20 variable width, the following five courses and distances:

21 By a curve to the left along the eastern line of Tax
22 Parcel 44-C-122 having a radius of 722.88 feet, an arc
23 length of 126.15 feet, and a chord bearing S 02° 19' 53"
24 E a distance of 125.99 feet to a point;

25 By a curve to the left along the eastern line of Tax
26 Parcel 44-C-60 having a radius of 722.88 feet, an arc
27 length of 82.56 feet, and a chord bearing S 10° 36' 08" E
28 a distance of 82.52 feet to a point;

29 By a curve to the left along the eastern line of Tax
30 Parcel 44-C-90 having a radius of 1035.00 feet, an arc

1 length of 234.83 feet, and a chord bearing S 20° 23' 10"
2 E a distance of 234.33 feet to a point;
3 Continuing along the eastern line of Tax Parcel 44-C-90,
4 S 26° 53' 10" E a distance of 227.22 feet to a point;
5 S 26° 53' 10" E along the eastern line of Tax Parcel 44-
6 G-20 a distance of 266.20 feet to a point;
7 Thence by a curve to the right following the right-of-way
8 transition between New Beaver Avenue and Doerr Street, having a
9 radius of 25.00 feet, an arc length of 45.52 feet, and a chord
10 bearing S 25° 16' 24" W a distance of 39.49 feet to a point;
11 Thence along the northern right of way of Doerr Street, having a
12 width of 50 feet, the following five courses:
13 S 77° 25' 57" W a distance of 171.42 feet along the
14 southern line of Tax Parcel 44-G-20 to a point;
15 S 77° 25' 57" W a distance of 173.45 feet along the
16 southern line of Tax Parcel 44-G-298 to a point;
17 S 77° 25' 57" W a distance of 59.31 feet along the
18 southern line of Tax Parcel 44-B-100 to a point;
19 S 77° 25' 57" W a distance of 153.00 feet along the
20 southern line of Tax Parcel 44-G-1 to a point;
21 S 77° 25' 57" W a distance of 285.88 feet along the
22 southern line of Tax Parcel 44-B-100 to a point;
23 Thence along the line of lands now or formerly of the
24 City of Pittsburgh, Tax Parcel No. 44-B-125, formerly a
25 part of the CSX Transportation System and now functioning
26 as a walking trail, the following three courses and
27 distances:
28 Thence by a curve to the right having a radius of 1117.56
29 feet, an arc length of 256.41 feet, and a chord bearing N
30 31° 29' 36" W a distance of 255.85 feet to a point;

1 Thence by a curve to the right having a radius of 1516.99
2 feet, an arc length of 300.34 feet, and a chord bearing N
3 20° 05' 33" W a distance of 299.85 feet to a point;
4 N 12° 29' 42" W a distance of 615.58 feet to a point
5 being the Point of Beginning.

6 Containing: 923,257 S.F. or 21.1951 Acres

7 EXCEPTING out from this description Tax Parcel No. 44-C-122,
8 presently owned by the Commonwealth of Pennsylvania Department
9 of Transportation, bounded and described as follows:

10 BEGINNING at a point being the northwestern corner of the
11 lands described here, and the northeastern corner of lands now
12 or formerly of the Commonwealth of Pennsylvania, Tax Parcel 44-
13 C-124, and being a point of the southern right-of-way of
14 Westhall Street, having a width of 50 feet, and being shown as
15 'POB 11' on the plan SCI Pittsburgh Boundary Survey of 2017;
16 thence continuing along the Westhall Street right-of-way N 89°
17 14' 55" E a distance of 139.20 feet to a point; thence by a
18 curve to the right following the right-of-way transition between
19 Westhall Street and New Beaver Avenue, having a radius of 25.00
20 feet, an arc length of 40.76 feet, and a chord bearing S 44° 02'
21 30" E a distance of 36.39 feet to a point; thence along the
22 right-of-way of New Beaver Avenue, having a variable width by a
23 curve to the left having a radius of 722.88 feet, an arc length
24 of 126.15 feet, and a chord bearing S 02° 19' 53" E a distance
25 of 125.99 feet to a point; thence following the northern line of
26 Tax Parcel 44-C-60, S 89° 03' 40" W a distance of 132.73 feet to
27 a point; thence along the eastern line of Tax Parcel 44-C-122, N
28 13° 36' 47" W a distance of 156.80 feet to the point of
29 beginning.

30 Containing 22,254 S.F. or 0.5109 Acres.

1 ALSO EXCEPTING out Tax Parcel No. 44-G-298, presently owned
2 by the Allegheny County Industrial Development Authority,
3 bounded and described as follows:

4 BEGINNING at a point being the southwestern corner of the
5 lands described here, and the southeastern corner of lands now
6 or formerly of the Commonwealth of Pennsylvania, Tax Parcel 44-
7 B-100, and being a point on the northern right-of-way line of
8 Doerr Street feet, and being shown as 'POB 17' on the plan SCI
9 Pittsburgh Boundary Survey of 2017: thence along the eastern
10 line of Tax Parcel 44-B-100 N 12° 40' 25" W a distance of 288.20
11 feet to a point; thence along the southern line of Tax Parcel
12 44-C-68, N 77° 10' 34" E a distance of 100.00 feet to a point;
13 thence along the southern line of Tax Parcel 44-B-100, N 77° 10'
14 34" E a distance of 0.30 feet to a point; thence along the
15 western line of Tax Parcel No. 44-G-20, S 26° 53' 10" E a
16 distance of 297.91 feet to a point; thence along the northern
17 line of Doerr Street S 77° 25' 57" W a distance of 173.45 feet
18 to the point of beginning.

19 Containing: 39,486 S.F. or 0.9065 Acres.

20 Tract 2

21 BEING the lands within Tax Parcel No. 44-B-100 bounded on the
22 east by Tax Parcel No. 44-B-125, a section of the former CSX
23 Transportation System, bounded on the south by the southern
24 right-of-way line of Doerr Street having a width of 50 feet,
25 bounded on the west by the low water line of the Ohio River, and
26 bounded on the north by the southern right-of-way line of
27 Westhall Street having a width of 50 feet, and more particularly
28 described as follows:

29 BEGINNING at a point, being the point of beginning for Tract
30 1 above, located at Pennsylvania State Plane South Coordinates:

1 N 423084.50, E 1330519.44, being S 85° 05' 23" W a distance of
2 67.13 feet from a City of Pittsburgh monument in the sidewalk on
3 the south side of Westhall Street, thence from the Tract 1 point
4 of beginning, S 89° 14' 55" W a distance of 15.32 feet from to
5 the true point of beginning for Tract 2, also being located at
6 Pennsylvania State Plane South Coordinates: N 423084.30, E
7 1330504.12, and being the northeastern most corner of the lands
8 herein described, and being a point on the southern right-of-way
9 line of Westhall Street, having a width of 50 feet, and being
10 the northwestern most corner of the line of lands now or
11 formerly of the City of Pittsburgh, Tax ID No. 44-B-125
12 previously a portion of the CSX Transportation System; thence
13 from said True Point of Beginning along the western line of Tax
14 Parcel No. 44-B-125 the following three courses and distances:
15 S 12° 29' 42" E a distance of 617.49 feet to a point;
16 By a curve to the left having a radius of 1525.63 feet,
17 an arc length of 304.93 feet, and a chord bearing S 20°
18 02' 59" E a distance of 304.43 feet to a point;
19 By a curve to the left having a radius of 1132.93 feet,
20 an arc length of 308.48 feet, and a chord bearing S 32°
21 43' 45" E a distance of 307.52 feet to a point;
22 Thence along the southern right-of-way line of Doerr Street,
23 having a width of 50 feet, S 77° 25' 57" W a distance of 27.99
24 feet to a point;
25 Thence along the low water line of the Ohio River the following
26 four courses and distances:
27 By a curve to the right having a radius of 1806.62 feet,
28 an arc length of 561.64 feet, and a chord bearing N 26°
29 06' 33" W a distance of 559.38 feet to a point;
30 N 12° 23' 51" W a distance of 265.87 feet to a point;

1 N 14° 11' 44" W a distance of 265.28 feet to a point;
2 By a curve to the left having a radius of 356.28, an arc
3 length of 153.59 feet, and a chord bearing N 28° 44' 29"
4 W a distance of 152.41 feet to a point;

5 Thence along the southern right-of-way line of Westhall Street,
6 having a width of 50 feet, N 89° 14' 55" E a distance of 64.69
7 feet to a point being the true point of beginning

8 Containing: 21,603 S.F. or 0.4959 Acres.

9 Total of Tract 1 and Tract 2 is 944,860 S.F. or 21.6910 Acres.

10 Total of Tract 1 and Tract 2

11 (Less 44-C-122 and 44-G-298) is 883,120 S.F. or 20.2736 Acres.

12 Bearings based on the Pennsylvania State Plane South
13 Coordinate System. This description prepared by Paul J. Neff,
14 PLS of Pedersen & Pedersen, Inc., based on the 2017 survey for
15 DGS SCI as shown on the plan SCI Pittsburgh Boundary Survey of
16 2017. These descriptions do not constitute a Lot Consolidation
17 of the Commonwealth's properties.

18 (c) Conditions.--The following apply:

19 (1) The conveyance authorized under this section shall
20 be made under and subject to the condition, which shall be
21 contained in the deed of conveyance, that no portion of the
22 property conveyed shall be used as a licensed facility, as
23 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any
24 other similar type of facility authorized under State law.
25 The condition shall be a covenant running with the land and
26 shall be binding upon the grantee, its successors or assigns.
27 Should the grantee, its successors or assigns permit any
28 portion of the property authorized to be conveyed by this act
29 to be used in violation of this subsection, the title shall
30 immediately revert to and revest in the grantor.

1 (2) The conveyance shall be made under and subject to
2 all lawful and enforceable easements, servitudes and rights
3 of others, including, but not confined to, streets, roadways
4 and rights of any telephone, telegraph, water, electric, gas
5 or pipeline companies, as well as under and subject to any
6 lawful and enforceable estates or tenancies vested in third
7 persons appearing of record, for any portion of the land or
8 improvements erected thereon.

9 (d) Deed of conveyance.--The conveyance shall be by Special
10 Warranty Deed executed by the Secretary of General Services in
11 the name of the Commonwealth of Pennsylvania.

12 (e) Restrictions.--The Secretary of General Services may
13 impose any covenants, conditions or restrictions on the property
14 described under subsection (b) at settlement as determined to be
15 in the best interests of the Commonwealth.

16 (f) Costs and fees.--Costs and fees incidental to this
17 conveyance shall be borne by the grantee.

18 (g) Proceeds.--The proceeds from the sale shall be deposited
19 into the General Fund.

20 Section 2. Effective date.

21 This act shall take effect in 60 days.