
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1248 Session of
2022

INTRODUCED BY CORMAN, MAY 24, 2022

REFERRED TO STATE GOVERNMENT, MAY 24, 2022

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey certain lands
3 and improvements situate in Benner Township, Centre County,
4 to the Centre County Industrial Development Corporation.

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

7 Section 1. Conveyance in Benner Township, Centre County.

8 (a) Authorization.--The Department of General Services, with
9 the approval of the Governor, is hereby authorized and directed
10 on behalf of the Commonwealth of Pennsylvania to grant and
11 convey the following tract of land together with any
12 improvements thereon, being the former superintendent's
13 residence at SCI-Rockview, situate in Benner Township, Centre
14 County, to the Centre County Industrial Development Corporation
15 for \$350,000, under terms and conditions to be established in an
16 agreement of sale.

17 (b) Property description.--The property to be conveyed under
18 subsection (a) consists of the following:

19 All that certain tract or parcel of land, with improvements

1 thereon, situate, lying and being in the Township of Benner,
2 County of Centre and Commonwealth of Pennsylvania, being bounded
3 and described as follows:

4 BEGINNING at a $\frac{3}{4}$ inch rebar which is located along the line of
5 Benner Pike, SR0150, a public right-of-way, co-located at the
6 intersection with Paradise Road, SR3004, a public right-of-way,
7 and marking the northeasterly most corner of the within
8 described tract; thence along the line of Benner Pike, SR0150, a
9 public right-of-way, South $05^{\circ} 39' 50''$ East, a distance of
10 262.91 feet to a $\frac{3}{4}$ inch rebar the southeasterly most corner of
11 the within described tract and common with other lands of the
12 Commonwealth of Pennsylvania; thence along other lands of the
13 Commonwealth of Pennsylvania, North $71^{\circ} 03' 30''$ West, 369.77
14 feet to a $\frac{3}{4}$ inch rebar and the southwesterly most corner of the
15 within described parcel; thence continuing along other lands of
16 the Commonwealth of Pennsylvania, North $16^{\circ} 43' 28''$ East, 228.70
17 feet to a $\frac{3}{4}$ inch rebar and the northwesterly most corner of the
18 within described parcel and a point in common with the right-of-
19 way line of Paradise Road, SR3004; thence along the right-of-way
20 line of Paradise Road, SR3004, South $73^{\circ} 17' 38''$ East, 269.36
21 feet to a $\frac{3}{4}$ inch rebar and the point and place of BEGINNING.

22 CONTAINING 1.72160-acres gross. Said area subject to the
23 rights-of-ways for SR0150 and SR3004.

24 BEING identified as "Parcel DGS\DOC D" on a plan prepared by
25 Sweetland Engineering & Associates, Inc., and titled "Final Plan
26 for Disposition of Commonwealth Real Property at the State
27 Correctional Institution at Rockview," dated February 3, 2011,
28 and recorded June 29, 2012, in Centre County Plat Book 86, Page
29 36.

30 ALSO BEING Centre County Tax Parcel Identifier Number 12-

1 003-,160A,0000-.

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

10 (d) Gaming restriction.--Any conveyance authorized under
11 this section shall be made under and subject to the condition,
12 which shall be contained in the deed of conveyance, that no
13 portion of the property conveyed shall be used as a licensed
14 facility, as defined in 4 Pa.C.S. § 1103 (relating to
15 definitions), or any other similar type of facility authorized
16 under State law. The condition shall be a covenant running with
17 the land and shall be binding upon the grantee, its successors
18 and assigns. Should the grantee, its successors or assigns,
19 permit any portion of the property authorized to be conveyed in
20 this section to be used in violation of this subsection, the
21 title shall immediately revert to and revest in the grantor.

22 (e) Easements.--The Department of General Services may
23 reserve any easements in, over and across the lands to be
24 conveyed as it deems necessary, convenient or appropriate for
25 the continued operation of SCI-Rockview and/or SCI-Benner.

26 (f) Deed.--The conveyance shall be made by special warranty
27 deed to be executed by the Secretary of General Services in the
28 name of the Commonwealth of Pennsylvania.

29 (g) Alternate disposition.--In the event that the conveyance
30 authorized herein is not completed within two years of the

1 effective date of this section, the authority to convey the
2 property as set forth in this section shall expire, and the
3 property may be disposed of in accordance with section 2405-A of
4 the act of April 9, 1929 (P.L.177, No.175), known as The
5 Administrative Code of 1929.

6 (h) Proceeds.--The proceeds from the sale shall be deposited
7 into the General Fund.

8 Section 2. Effective date.

9 This act shall take effect immediately.