
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1468 Session of
2023

INTRODUCED BY YOUNG, JUNE 21, 2023

REFERRED TO COMMITTEE ON STATE GOVERNMENT, JUNE 21, 2023

AN ACT

1 Authorizing the Department of General Services, with the
2 approval of the Governor, to grant and convey to the City of
3 Philadelphia, Philadelphia County, certain land, buildings
4 and improvements situate in the 40th Ward of the City of
5 Philadelphia, Philadelphia County; and making a repeal.

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

8 Section 1. Conveyance in City of Philadelphia, Philadelphia
9 County.

10 (a) Authorization.--The Department of General Services, with
11 the approval the Governor, is authorized on behalf of the
12 Commonwealth of Pennsylvania to grant and convey, to the City of
13 Philadelphia, the following tract of land together with any
14 buildings, structures or improvements thereon, situate in the
15 40th Ward of the City of Philadelphia, Philadelphia County, for
16 \$38,000,000, under terms and conditions to be established in an
17 agreement of sale.

18 (b) Property description.--The property to be conveyed under
19 subsection (a) consists of a tract of land totaling
20 approximately 18.837 acres, including all buildings, structures

1 and improvements located thereon, more particularly described as
2 follows:

3 ALL THAT CERTAIN tract or parcel of ground situated in the
4 40th Ward of the City of Philadelphia bounded and described in
5 accordance with a plan thereof made by Maurice H. Goldich,
6 Surveyor and Regulator of the Tenth Survey District, dated
7 September 21, 1966, as follows:

8 BEGINNING at a point on the northwesterly side of Enterprise
9 Avenue (70' wide) at the distance of 398' as measured N 60
10 degrees 46 minutes 26 seconds East along said northwesterly side
11 of Enterprise Avenue from the point of intersection of the said
12 side of Enterprise Avenue produced southwestwardly and the
13 northeasterly side of Executive Avenue (60' wide) produced
14 southeastwardly, said point of beginning being on the
15 northeasterly line of a proposed right-of-way for an industrial
16 railroad side track (agreement between City of Philadelphia and
17 the Philadelphia Baltimore and Washington Railroad Company
18 pending); thence extending along said northeasterly right-of-way
19 line North 29 degrees 13 minutes 34 seconds West a distance of
20 836.394' to a point of curve; thence extending along a curve to
21 the right having a radius of 335' subtending a central angle of
22 65 degrees 02 minutes 44 seconds an arc distance of 380.312' to
23 a point of tangency, said point of tangency being on the
24 southeasterly side of the clear zone of runway 4-22 Philadelphia
25 International Airport; thence extending along said southeasterly
26 side of the clear zone North 35 degrees 49 minutes 10 seconds
27 East a distance of 355.147' to a point; thence extending North
28 72 degrees 21 minutes 25.45 seconds East a distance of 188.176'
29 to a point on a property line of the City of Philadelphia
30 (Southwest Sewage Treatment Works); thence extending along said

1 property line and crossing the head of a right-of-way for sewer
2 and drainage purposes South 29 degrees 13 minutes 34 seconds
3 East a distance of 1252.172' to a point on the aforementioned
4 northwesterly side of Enterprise Avenue; thence extending along
5 the said side of Enterprise Avenue the following four (4)
6 courses and distances: (1) South 60 degrees 46 minutes 26
7 seconds West 6.325', (2) along a curve to the left having a
8 radius of 100' subtending a central angle of 117 degrees 03
9 minutes 30.74 seconds and recrossing the head of the
10 aforementioned right-of-way for sewer and drainage purposes and
11 arc distance of 204.306' to a point of reverse curve, (3)
12 extending along a curve to the right having a radius of 100'
13 subtending a central angle of 47 degrees 32 minutes 45.08
14 seconds an arc distance of 82.983' to a point of tangency; (4)
15 South 60 degrees 46 minutes 26 seconds West 452.436' to the
16 first mentioned point and place of beginning.

17 CONTAINING 18.837 acres, more or less.

18 SUBJECT to a 60 foot wide right-of-way for sewer and drainage
19 purposes located in the Easternmost corner of the Premises
20 adjacent to the Northeastern extremity of Enterprise Avenue.

21 BEING Tax Parcel No. 77-3-1025-00.

22 BEING the same premises the General State Authority conveyed
23 to the Commonwealth of Pennsylvania, by deed dated July 11,
24 1997, and recorded August 29, 1997, in the Recorder of Deeds
25 Office of Philadelphia County in Deed Book D 0398, Page 565.

26 (c) Conditions.--Any conveyance authorized under this
27 section shall be made under and subject to the condition, which
28 shall be contained in the deed of conveyance, that no portion of
29 the property conveyed shall be used as a licensed facility, as
30 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any

1 other similar type of facility authorized under State law. The
2 condition shall be a covenant running with the land and shall be
3 binding upon the City of Philadelphia and its successors and
4 assigns. Should the City of Philadelphia, its successors or
5 assigns, permit any portion of the property authorized to be
6 conveyed in this section to be used in violation of this
7 subsection, the title shall immediately revert to and revest in
8 the Department of General Services.

9 (d) Existing encumbrances.--The conveyance shall be made
10 under and subject to all lawful and enforceable easements,
11 servitudes and rights of others, including, but not confined to,
12 streets, roadways and rights of any telephone, telegraph, water,
13 electric, gas or pipeline companies, as well as under and
14 subject to any lawful and enforceable estates or tenancies
15 vested in third persons appearing of record, for any portion of
16 the land or improvements erected thereon.

17 (e) Deed of conveyance.--The conveyance shall be by special
18 warranty deed to be executed by the Secretary of General
19 Services in the name of the Commonwealth of Pennsylvania.

20 (f) Costs and fees.--Costs and fees incidental to this
21 conveyance shall be borne by the City of Philadelphia.

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

24 Section 2. Repeals.

25 Repeals are as follows:

26 (1) The General Assembly declares that the repeal under
27 paragraph (2) is necessary to effectuate this act.

28 (2) Section 13 of the act of December 12, 1998
29 (P.L.1036, No.137), entitled "An act authorizing the
30 Department of General Services, with the approval of the

1 Governor, to sell and convey to Paul A. Balach certain land
2 situate in Scott Township, Allegheny County, Pennsylvania;
3 authorizing and directing the Department of General Services,
4 with the approval of the Governor, to sell and convey to
5 Everett Foodliner, Inc., a certain tract of land situate in
6 the Borough of Everett, Bedford County, Pennsylvania;
7 authorizing and directing the Department of General Services,
8 with the approval of the Governor and the Pennsylvania
9 Historical and Museum Commission, to convey a tract of land
10 in Cresson Township, Cambria County, to the Cresson Area
11 Historical Association; authorizing the Department of General
12 Services, with the approval of the Governor and the
13 Department of Transportation, to grant and convey to the
14 Columbia Alliance for Economic Growth certain lands situate
15 in Bloomsburg, Columbia County; authorizing the Department of
16 General Services, with the approval of the Governor and the
17 Department of Transportation, to grant and convey to Wyeth-
18 Ayerst Laboratories certain lands situate in Radnor Township,
19 Delaware County; authorizing the Department of General
20 Services, with the approval of the Governor, to sell and
21 convey to Brenda Rae Miller and Kevin Ray Miller certain land
22 situate in Saltlick Township, Fayette County, and to sell and
23 convey to Robert Pritts, Catherine Pritts and Alverta Pritts
24 certain land situate in Saltlick Township, Fayette County;
25 authorizing and directing the Department of Transportation,
26 with the approval of the Governor, to convey to Old Lycoming
27 Township Fire Company a tract of land situate in the City of
28 Williamsport, Lycoming County, Pennsylvania; authorizing the
29 Department of General Services, with the approval of the
30 Governor, to sell and convey to Upper Skippack Mennonite

1 Church certain improved land situate in the Township of
2 Skippack, County of Montgomery, Commonwealth of Pennsylvania;
3 authorizing the Department of General Services, with the
4 approval of the Governor, to grant and convey to North Warren
5 Municipal Authority certain lands situate in Conewango
6 Township, Warren County; authorizing and directing the
7 Department of General Services, with the approval of the
8 Governor, to sell and convey to Warren Area Student Union,
9 Inc., a certain tract of land situate in the Borough of
10 Warren, Warren County, Pennsylvania; authorizing and
11 directing the Department of General Services, with the
12 approval of the Governor and the Pennsylvania Historical and
13 Museum Commission, to acquire a tract of land situate in
14 Cornplanter Township, Venango County; authorizing and
15 directing the Department of General Services, with the
16 approval of the Governor, to sell and convey to the United
17 States certain land situate in the Township of Canaan, Wayne
18 County, Pennsylvania; authorizing and directing the
19 Department of General Services, with the approval of the
20 Department of Environmental Protection, to lease certain
21 lands within the bed of the Delaware River in the 5th Ward of
22 the City of Philadelphia, subject to certain conditions; and
23 authorizing the Department of General Services, with the
24 approval of the Governor, to sell and convey to the City of
25 Philadelphia certain land situate in the 40th Ward of the
26 City of Philadelphia, Pennsylvania," is repealed.

27 Section 3. Effective date.

28 This act shall take effect immediately.