



April 7, 2022

Honorable Seth Grove, Chairman
House State Government Committee
Pennsylvania House of Representatives
7 East Wing
PO Box 202196
Harrisburg, PA 17120-2196

Re: House Bill 2171, PN 2894
Numerous Land Conveyances

Dear Chairman Grove:

As requested, enclosed is the Department's memorandum for the referenced legislation (Sections 2, 4, 5, 6, 7, 8, 9 and 10) in accordance with House Rule 32. Please note, it is our understanding Sections 1 and 3, pertaining to the Waymart Area Historical Society Historical and the Potter County Housing Authority respectively do not involve the fee simple conveyance of real property and as such, the Department believes Rule 32 memorandums are not necessary in those instances.

Section 1, if enacted, will authorize the Department to quitclaim and release any right, title or interest the Commonwealth may have with respect to a "Declaration of Covenant," containing historical use restrictions and a related reversionary interest. Section 3, if enacted, will authorize the Department to issue a new deed to the Potter County Housing Authority to correct the name of the grantee with respect to that certain property previously conveyed by the Commonwealth of Pennsylvania to the Authority. Further, Section 3 will authorize the Department to release a use restriction and an associated reversionary interest.

Therefore, in lieu of a Rule 32 Memorandum, please accept this letter as the Department's indication that it has no objections to the authorizations contained in Sections 1 and 3. Please do not hesitate to contact me should you have questions.

Sincerely,
Sarah Spotts
Legislative Liaison
Department of General Services

cc Honorable H. Scott Conklin, Minority Chair, State Government Committee
Brooke Wheeler, Esq., Chief Clerk of the House
Michaele Totino, Executive Director, Majority, State Government Committee
Nicholas Himebaugh, Executive Director, Minority, State Government Committee
Curt Topper, Secretary of General Services
Jaime Bouldin, Assistant Deputy Secretary for Legislative Affairs
Beth Christian, Acting Deputy Secretary for Administration, DGS
Shawn E. Smith, Chief Counsel, DGS
Tracy Surfield, Acting Director of Real Estate, DGS
Bradley Swartz, Chief, READ

LAND CONVEYANCE MEMORANDUM

This memorandum is provided in accordance with House Rule 32.

Bill No: HB 2171 **Printers Number:** 2894

Committee: State Government

Contact: Sarah Hammaker
Legislative Liaison
Department of General Services

Date: March 24, 2022

Section 2

Description of the Property and Improvements: The property consists of approximately 3.185-acres of land and improvements located thereon, known as the historic Mather Mill, situate in Whitemarsh Township, Montgomery County. The property is within the 7th Senatorial District and 148th Legislative District.

Grantor: Commonwealth of Pennsylvania, through the Department of General Services, with the approval of the Pennsylvania Historical and Museum Commission and the Governor.

Grantee: The Grist at Mather Mill, Ltd.

Other Parties Benefiting: None.

Consideration for Conveyance: \$1.00

Present Use of the Property: The property has been declared surplus by the Pennsylvania Historical and Museum Commission and is currently vacant.

Appraisal of the Property (valuation, liens, and encumbrances): An appraisal, dated April 30, 2021, was completed on the subject property and market value was determined to be \$25,000.00

Proposed use of the Property and Title Restrictions, Reversions:

- Grantee intends to refurbish the declining property and re-purpose for use as office and event space while restoring and preserving the historical integrity of the Mather Mill site.
- A provision will be included in the deed that prohibits the property from being utilized as a licensed gaming facility as defined in 4 Pa.C.S. §1103.

- The proposed legislation requires that the deed of conveyance contain a restrictive historical covenant, as determined by the Pennsylvania Historical and Museum Commission, which shall include a provision that should any use of the property be inconsistent with or in violation of the historic preservation covenants, the property may revert to and revest in the Commonwealth of PA.

Date by which Land is Needed for its New Use: The Department of General Services requests expeditious approval of this legislation so it can dispose of the property to reduce carrying costs.

Position: The Department of General Services and the Pennsylvania Historical and Museum Commission support the proposed legislation.

Section 4

Description of the Property and Improvements: The property consists of approximately 20.2736-acres of land and improvements thereon, known as “SCI Pittsburgh”, situate in the City of Pittsburgh, Allegheny County. The property is within the 42nd Senatorial District and 19th Legislative District.

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

Grantee: To be determined by a competitive, solicitation for proposals process.

Other Parties Benefiting: None.

Consideration for Conveyance: To be determined by the solicitation for proposals process.

Present Use of the Property: The property has been declared surplus by the Department of Corrections and is currently vacant.

Appraisal of the Property (valuation, liens and encumbrances): An appraisal, dated September 27, 2017, was performed on the subject property and market value was determined to be \$3,210,000. It should be noted that the appraisal did not consider the numerous environmental conditions present at the property.

Proposed use of the Property and Title Restrictions, Reversions: The proposed use of the property will be determined through the solicitation for proposals process. There are no known title restrictions or reversions.

Date by which Land is Needed for its New Use: The Department of General Services requests expeditious approval of this legislation so it can dispose of the property to reduce carrying costs.

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

Section 5

Description of the Property and Improvements: The property to be long term leased (20-year initial term followed by 2 twenty-year option periods) to the County of Wayne consists of approximately 69.43-acres of vacant land, being a portion of SCI-Waymart, situate partly in the Township of Canaan and partly in the Borough of Waymart, County of Wayne. The property is within the 20th Senatorial District and 111th Legislative District.

Lessor: Commonwealth of Pennsylvania through the Department of General Services, with the approval of the Department of Corrections and the Governor.

Lessee: County of Wayne.

Other Parties Benefiting: None.

Consideration for Conveyance: To be negotiated with the County of Wayne.

Present Use of the Property: The property is currently utilized as a security perimeter/buffer for SCI-Waymart.

Appraisal of the Property (valuation, liens and encumbrances): A leasehold appraisal, dated June 19, 2021, was completed on the subject property and market value was determined to be \$1,000/year. There are no known liens or encumbrances associated with the property.

Proposed use of the Property and Title Restrictions, Reversions: The County of Wayne intends to establish and utilize the property as a drug rehabilitation facility. The legislation does not stipulate that any lease restrictions are to be included in the lease agreement.

Date by which Land is Needed for its New Use: The County of Wayne has indicated that the property is needed as soon as possible.

Position: The Department of General Services and the Department of Corrections support the proposed legislation.

Section 6

Description of the Property and Improvements: The property consists of approximately 106.65-acres of land and improvements located thereon, known as a portion of the former Hamburg Center, situate in the Borough of Hamburg, Windsor Township, Berks County. The property is within the 29th Senatorial District and 124th Legislative District.

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

Grantee: Berks County Redevelopment Authority

Other Parties Benefiting: None.

Consideration for Conveyance: \$2,725,000.00

Present Use of the Property: The property has been declared surplus by the Department of Human Services and is currently vacant.

Appraisal of the Property (valuation, liens, and encumbrances): An appraisal, dated February 8, 2022, was completed on the subject property and market value was determined to be \$2,725,000.00

Proposed use of the Property and Title Restrictions, Reversions:

- Grantee intends to redevelop the property.
- A provision will be included in the deed that prohibits the property from being utilized as a licensed gaming facility as defined in 4 Pa.C.S. §1103.

Date by which Land is Needed for its New Use: The Department of General Services requests expeditious approval of this legislation so it can dispose of the property to reduce carrying costs.

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

Section 7

Description of the Property and Improvements: The property consists of approximately 5.80-acres of land and improvements located thereon, known as a portion of the former Hamburg Center, situate in Windsor Township, Berks County. The property is within the 29th Senatorial District and 124th 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: \$232,000.00

Present Use of the Property: The property has been declared surplus by the Department of Human Services and is currently leased to the herein named Grantee.

Appraisal of the Property (valuation, liens, and encumbrances): An appraisal, dated December 6, 2021, was completed on the subject property and market value was determined to be \$232,000.00

Proposed use of the Property and Title Restrictions, Reversions:

- Grantee intends to continue the current use as an intermediate unit.
- A provision will be included in the deed that prohibits the property from being utilized as a licensed gaming facility as defined in 4 Pa.C.S. §1103.

Date by which Land is Needed for its New Use: The Department of General Services requests expeditious approval of this legislation so it can dispose of the property to reduce carrying costs.

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

Section 8

Description of the Property and Improvements: The property consists of approximately 4.132-acres of land, situate in the Township of Richmond, Tioga County. The property is within the 25th Senatorial District and 68th Legislative District.

Grantor: Commonwealth of Pennsylvania through the Department of General Services, with the approval of the Pennsylvania State Police and the Governor.

Grantee: Robert Swingle

Other Parties Benefiting: None.

Consideration for Conveyance: \$12,000.00

Present Use of the Property: The property is currently vacant and unimproved.

Appraisal of the Property (valuation, liens and encumbrances): An appraisal, dated February 23, 2021, was performed on the subject property and market value was determined to be \$12,000. There are no liens, title reversions or restrictions. There is a permanent driveway easement that will give PSP access to nearby lands.

Proposed use of the Property and Title Restrictions, Reversions: Ancillary land access to existing property. There are no known title restrictions or reversions.

Date by which Land is Needed for its New Use: The Department of General Services requests expeditious approval of this legislation so it can dispose of the property to reduce carrying costs.

Position: The Department of General Services and the Pennsylvania State Police support the proposed legislation.

Section 9

Description of the Property and Improvements: This property known as the Coraopolis Armory consists of approximately 2.09-acres of land and improvements located in the Borough of Coraopolis, Allegheny County. The property is within the 42nd Senatorial District and 45th Legislative District.

Grantor: Commonwealth of Pennsylvania through the Department of General Services, with the approval of the Pennsylvania Department of Military and Veterans Affairs and the Governor.

Grantee: To be determined by a competitive, sealed bid.

Other Parties Benefiting: None.

Consideration for Conveyance: To be determined by a competitive, sealed bid.

Present Use of the Property: The property has been declared surplus by the Department of Military and Veterans Affairs and is currently vacant.

Appraisal of the Property (valuation, liens and encumbrances): An appraisal, dated November 17, 2020, was performed on the subject property and the market value was determined to be \$700,000.00.

Proposed use of the Property and Title Restrictions, Reversions: Proposed use of the property will be determined through a competitive sealed bid. There are no known title restrictions or reversions.

Date by which Land is Needed for its New Use: The Department of General Services requests expeditious approval of this legislation so it can dispose of the property to reduce carrying costs.

Position: The Department of General Services and the Department of Military and Veterans Affairs support the proposed legislation.

Section 10

Description of the Property and Improvements: The property consists of approximately 3.91-acres of land and improvements located thereon, known as the former Pennsylvania State Police Wyoming Headquarters, situate in the Borough of Wyoming, Luzerne County. The property is within the 14th Senatorial District and 120th Legislative District.

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

Grantee: Borough of Wyoming

Other Parties Benefiting: None.

Consideration for Conveyance: \$500,000.00

Present Use of the Property: The property has been declared surplus by the Pennsylvania State Police and is currently vacant.

Appraisal of the Property (valuation, liens, and encumbrances): An appraisal, dated April 23, 2021, was completed on the subject property and market value was determined to be \$925,000.00.

Proposed use of the Property and Title Restrictions, Reversions: The Borough of Wyoming intends to utilize the property for the operation of a municipal/regional police department.

The proposed legislation requires the Department of General Services to include a restrictive covenant in the deed of conveyance requiring the Borough to use the property only for the aforementioned purpose. If, within ten years, there is a change in use, the Borough agrees to pay the Commonwealth \$425,000 within 90 days after the change in use. The Borough's failure to pay such sum within such timeframe, shall cause the property to revert to and re-vest in the Commonwealth at the election of the Commonwealth.

The proposed legislation also 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: The Department of General Services requests expeditious approval of this legislation so it can dispose of the property to reduce carrying costs.

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