



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: SB 1020 PN 1523
Conveyance of 4.191-acres of land
Part of Swatara State Park
Union Township, Lebanon County;
Section 2. Conveyance of 8.7910-acres
Whitemarsh and Springfield Townships, Montgomery County

Dear Chairman Grove:

As requested, enclosed is the Department's memorandum for the referenced legislation as per House Rule 32.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Sarah Spotts
Legislative Liaison

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, Acting Chief Counsel, DGS
Tracy Surfield, Acting Director of Real Estate, DGS
Bradley Swartz, Chief, READ

LAND CONVEYANCE MEMORANDUM

This memorandum is provided under House Rule 32.

Bill No:	SB 1020	Printers Number: PN 1523
Committee:	State Government	
Contact:	Sarah Spotts Legislative Liaison	
Date:	March 21, 2022	

Description of the Property and Improvements: The property consists of approximately 4.191-acres of vacant land and is currently a portion of Swatara State Park, situate in Union Township, Lebanon County. The property is within the 48th Senatorial District and 102nd Legislative District.

Grantor: Commonwealth of Pennsylvania, through the Department of Conservation and Natural Resources, with the approval of the Governor.

Grantee: Kyle A. and Tamara J. Boltz.

Other Parties Benefiting: None.

Consideration for Conveyance: Kyle A. and Tamara J. Boltz will convey 11.908-acres of vacant land to the Commonwealth of Pennsylvania to be added to the existing lands of Swatara State Park. In addition, Kyle A. and Tamara J. Boltz will transfer a utility, vehicular, and pedestrian easement, to the Commonwealth of Pennsylvania, for the benefit of Swatara State Park, which totals approximately 1.5 acres.

Appraisal of the Property (valuation, liens and encumbrances): An appraisal, dated January 3, 2022, was performed for the property to be conveyed, and market value was determined to be \$15,000.00. An appraisal, dated January 3, 2022, was performed for the “consideration” tract to be conveyed to the Commonwealth of Pennsylvania, and market value was determined to be \$38,500.00.

Proposed use of the Property and Title Restrictions, Reversions: The property to be conveyed will be added to the existing lands of Kyle A. and Tamara J. Boltz. There are no known title restrictions or reversions on either the property to be conveyed by the Commonwealth or the “consideration” tract to be received by the Commonwealth.

Date by which Land is Needed for its New Use: DCNR has indicated that it wishes to effectuate this land exchange as soon as possible.

Position: The Department of Conservation and Natural Resources and the Department of General Services support the proposed legislation.

Section 2 (Amendment #03765)

Description of the Property and Improvements: The property consists of approximately 8.7910-acres of vacant lands situate in Whitemarsh and Springfield Townships, Montgomery County. The property is within the 7th Senatorial District and 148th Legislative District.

Grantor: Commonwealth of Pennsylvania, through the Department of Conservation and Natural Resources, with the approval of the Governor.

Grantee: Erdenheim Farm (EQ), L.P., (hereinafter referred to as Erdenheim Farm).

Other Parties Benefiting: None.

Consideration for Conveyance: Erdenheim Farm will convey a tract of land containing approximately 10.568-acres of vacant land to the Commonwealth of Pennsylvania to be added to Marsh Creek State Park. It should be noted that these lands are replacement lands for those lands to be conveyed to Erdenheim Farm by the proposed legislation.

Appraisal of the Property (valuation, liens and encumbrances): A federal yellow book appraisal, dated February 25, 2020, was performed on the subject property to be conveyed to Erdenheim Farm. The yellow book appraisal requires that the property is evaluated for the highest and best use, then a market value is determined. The market value was determined to be \$88,000.00. A comprehensive appraisal report, dated January 17, 2020, was also completed for the replacement lands to be conveyed to the Commonwealth of Pennsylvania and the market value was determined to be \$615,000.00.

Proposed use of the Property and Title Restrictions, Reversions: The Commonwealth property to be conveyed to Erdenheim Farm will be utilized by Erdenheim Farm for pastoral and farm purposes. A portion of this property (Uniform Parcel Identifier Number 650008059003 -- those lands to the east of Stenton Avenue) will be eased for 1) a county-owned public multi-purpose trail; and 2) with a conservation easement. The property proposed to be conveyed to the Commonwealth, as replacement lands, will provide additional open space in an area of the state that is rapidly becoming urbanized. This property will allow critical access to two public trail systems: 1) trailhead parking and access to Chester County's Struble Trail; and 2) trailhead parking within Marsh Creek State Park where trail access is not currently available.

Date by which Land is Needed for its New Use: DCNR has indicated that it wishes to effectuate this land exchange as soon as possible.

Position: The Department of General Services and the Department of Conservation and Natural Resources support the proposed legislation.