



HOUSE COMMITTEE ON APPROPRIATIONS

FISCAL NOTE

HOUSE BILL NO. 121

PRINTERS NO. 3560

PRIME SPONSOR: Ecker

COST / (SAVINGS)

FUND	FY 2022/23	FY 2023/24
General Fund	See fiscal impact	See fiscal impact

SUMMARY: Authorizes an exchange of land under the Project 70 Land Acquisition and Borrowing Act (Act 8 of 1964/1) between the PA Game Commission (PGC) and the PA Department of Transportation (PennDOT).

Additionally, this legislation authorizes the Department of General Services (DGS) to grant and convey properties in:

- East Vincent Township, Chester County.
- Bear Creek Township, Luzerne County.
- the City of Allentown and the City of Bethlehem, Lehigh County.
- Benner Township, Centre County.
- Windsor Township, Berks County.

ANALYSIS: Section 1 of HB 121 authorizes the PGC to transfer Project 70 restrictions for a portion of the Project 70 lands owned by the PGC, known as State Game Land 249 and totaling 0.043 acres, situated in Huntington Township, Adams County, to Penn DOT. In turn, PennDOT will replace said game land with an exchange of a separate tract of 0.043 acres also located in Huntington Township, Adams County.

As amended in the Senate, HB 121 also includes the following land conveyances:

- **Section 2:** Authorizes DGS, with the approval of the Governor, to grant and convey three tracts land consisting of approximately 9.59-acres, a portion being the Southeastern Pennsylvania Veterans Center in East Vincent Township, Chester County, to Pennhurst Holdings DE, LLC, for \$220,000.
- **Section 3:** Authorizes DGS, with the approval of the Governor, to grant and convey to the Bear Creek Township Volunteer Hose Company approximately 5.592-acres of land together with any buildings, structures, or improvements, known as the former Department of Transportation Luzerne County Maintenance Office, for \$61,000.

- **Section 4:** Authorizes DGS, with the approval of the Governor, to grant and convey two tracts of land totaling approximately 195.167-acres of vacant land, formally the Allentown State Hospital in the City of Allentown and the City of Bethlehem, Lehigh County, to the City Center Investment Corp for \$5,500,000.
- **Section 5:** Authorizes DGS, with the approval of the Governor, to grant and convey a tract of vacant land totaling approximately 13.26-acres, being a portion of the SCI-Rockview property in Benner Township, Centre County, to the Centre County Industrial Development Corporation for \$1,560,000.
- **Section 6:** Authorizes DGS, with the approval of the Governor, to grant and convey approximately 5.80-acres of land, being a portion of the former Hamburg Center property in the Windsor Township, Berks County, to the Berks County Intermediate Unit for \$25,000.

Effective date: Immediately

FISCAL IMPACT: The enactment of this legislation will have the following fiscal impact:

Section 1: No adverse impact on Commonwealth funds.

Section 2: An appraisal, dated September 28, 2021, was completed on the subject property and the market value was determined to be \$220,000. The property will be conveyed to Pennhurst Holdings DE, LLC for \$220,000. The proceeds from the sale shall be deposited into the General Fund.

Section 3: An appraisal, dated May 16, 2022, was completed on the subject property and the market value was determined to be \$61,000. The property will be conveyed to Bear Creek Township Volunteer Hose Company for \$61,000. The proceeds from the sale shall be deposited into the General Fund. All costs and fees incidental to this conveyance shall be borne by the grantee.

Section 4: An appraisal, dated September 9, 2022, was completed on the subject property and the market value was determined to be \$5,500,000. The property will be conveyed to City Center Investment Corp. for \$5,500,000. The proceeds from the sale shall be deposited into the General Fund. All costs and fees incurred by DGS shall be borne by the grantee.

Section 5: An appraisal, dated May 27, 2022, was completed on the subject property and the market value was determined to be \$1,560,000. The property will be conveyed to the Centre County Industrial Development Corporation. for \$1,560,000. The proceeds from the sale shall be deposited into the General Fund.

Section 6: An appraisal, dated December 20, 2021, was completed on the subject property and the market value was determined to be \$232,000. The property will be conveyed to Bucks County Intermediate Unit for \$25,000. If the property is utilized for anything other than an Education

Center in the first 10 years, the Bucks County Intermediate Unit must pay the Commonwealth an additional \$207,000 (the balance of market value), or the property will revert to the Commonwealth. The proceeds from the sale shall be deposited into the General Fund. All costs and fees incidental to this conveyance shall be borne by the grantee.

PREPARED BY: Thomas Gwinn
House Appropriations Committee (R)

DATE: October 24, 2022

Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.