

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2039 Session of  
2024

INTRODUCED BY TAKAC, KHAN AND HILL-EVANS, FEBRUARY 20, 2024

REFERRED TO COMMITTEE ON STATE GOVERNMENT, FEBRUARY 20, 2024

AN ACT

1 Authorizing the Department of General Services, with the  
2 approval of the Pennsylvania Historical and Museum  
3 Commission, the Department of Conservation and Natural  
4 Resources and the Governor, to grant and convey to The Roland  
5 Curtin Foundation for the Preservation of Eagle Furnace,  
6 certain lands, buildings and improvements, situate in Boggs  
7 Township, Centre County, and further authorizing the  
8 Pennsylvania Historical and Museum Commission to transfer to  
9 The Roland Curtin Foundation for the Preservation of Eagle  
10 Furnace its buildings located on adjacent property leased  
11 from the United States Department of the Army.

12 The General Assembly of the Commonwealth of Pennsylvania  
13 hereby enacts as follows:

14 Section 1. Conveyance in Boggs Township, Centre County.

15 (a) Authorization.--The Department of General Services, with  
16 the approval of the Pennsylvania Historical and Museum  
17 Commission, the Department of Conservation and Natural Resources  
18 and the Governor, is hereby authorized on behalf of the  
19 Commonwealth of Pennsylvania to grant and convey to The Roland  
20 Curtin Foundation for the Preservation of Eagle Furnace, the  
21 following tract of land together with any buildings, structures  
22 and improvements thereon, being a portion of the historic Curtin  
23 Village, situate in Boggs Township, Centre County, for \$1.

1 (b) Property description.--The property to be conveyed under  
2 subsection (a) consists of a tract of land totaling  
3 approximately 10.28 acres, including all buildings, structures  
4 and improvements located thereon, more particularly described as  
5 follows:

6 ALL THAT CERTAIN piece or parcel of land situate in Boggs  
7 Township, Centre County, and Commonwealth of Pennsylvania,  
8 bounded and described as follows, to wit:

9 BEGINNING at a point on the centerline of Curtin Village Road  
10 (SR 1003), said point being the southwestern point of the lot  
11 herein described. Thence along the centerline of Curtin Village  
12 Road (SR 1003) the following 4 courses:

- 13 1. N 26°21'16" W a distance of 36.08 feet to a point;
- 14 2. N 54°02'16" W a distance of 141.11 feet to a point;
- 15 3. N 38°15'13" W a distance of 149.16 feet to a point;
- 16 4. N 34°22'09" W a distance of 221.94 feet to a point;

17 Thence along lands of the United States Government the  
18 following 5 courses:

- 19 1. N 55°49'09" E, passing over a concrete monument at 16.5  
20 feet for, a total distance of 432.48 feet to a concrete  
21 monument;
- 22 2. S 39°39'15" E a distance of 420.02 feet to a concrete  
23 monument;
- 24 3. N 77°00'34" E a distance of 161.98 feet to a concrete  
25 monument;
- 26 4. S 57°03'26" E a distance of 379.13 feet to a concrete  
27 monument;
- 28 5. S 70°09'30" E a distance of 515.53 feet to a concrete  
29 monument;

30 Thence along the SEDA COG Joint Rail Authority the following

1 3 courses:

- 2 1. N 88°46'08" W a distance of 445.00 feet to a rebar;
  - 3 2. S 01°13'52" W a distance of 17.00 feet to a rebar;
  - 4 3. N 88°46'08" W a distance of 793.79 feet to a point on
- 5 the centerline of Curtin Village Road (SR 1003), said point  
6 being the point of beginning.

7 All as shown on a drawing by Kerry A. Uhler & Associates,  
8 Inc. titled "PA Historical Museum Commission Curtin Village  
9 Survey", dated 07/20/22.

10 CONTAINING 10.28-acres of land, more or less.

11 BEING the same tract or tracts of land acquired by the  
12 Commonwealth of Pennsylvania pursuant to a Declaration of Taking  
13 (402) filed in the Office of the Prothonotary of the Court of  
14 Common Pleas of Centre County at No. 1 January Term 1971 and  
15 recorded in the Office of the Recorder of Deeds of Centre County  
16 at Miscellaneous Book 112 Page 254.

17 BEING Tax ID No. 07-009-,010D

18 (c) Existing encumbrances.--The conveyance authorized by  
19 subsection (a) shall be made under and subject to all lawful and  
20 enforceable easements, servitudes and rights of others,  
21 including, but not confined to, streets, roadways and rights of  
22 any telephone, telegraph, water, electric, gas or pipeline  
23 companies, as well as under and subject to any lawful and  
24 enforceable estates or tenancies vested in third persons  
25 appearing of record, for any portion of the land or improvements  
26 erected thereon.

27 (d) Conditions.--Any conveyance authorized under this  
28 section shall be made under and subject to the condition, which  
29 shall be contained in the deed of conveyance, that no portion of  
30 the property conveyed shall be used as a licensed facility, as

1 defined in 4 Pa.C.S. § 1103 (relating to definitions), or any  
2 other similar type of facility authorized under State law. The  
3 condition shall be a covenant running with the land and shall be  
4 binding upon the grantee and its successors and assigns. Should  
5 the grantee, its successors or assigns, permit any portion of  
6 the property authorized to be conveyed in this section to be  
7 used in violation of this subsection, the title shall  
8 immediately revert to and revest in the grantor.

9 (e) Transfer of buildings.--The Pennsylvania Historical and  
10 Museum Commission is authorized to transfer to The Roland Curtin  
11 Foundation for the Preservation of Eagle Furnace its buildings  
12 located on adjacent property leased from the United States  
13 Department of the Army.

14 (f) Historic preservation covenants.--The conveyance and  
15 transfer authorized by this section shall be made under and  
16 subject to historic preservation covenants, which covenants  
17 shall be determined by the Pennsylvania Historical and Museum  
18 Commission and may include a reversionary interest.

19 (g) Conveyance documents.--The conveyance authorized by  
20 subsection (a) shall be made by special warranty deed to be  
21 executed by the Secretary of General Services in the name of the  
22 Commonwealth of Pennsylvania. The transfer authorized by  
23 subsection (e) shall be by bill of sale or other appropriate  
24 transfer document, to be executed by the Executive Director of  
25 the Pennsylvania Historical and Museum Commission.

26 (h) Costs and fees.--Costs and fees incidental to the  
27 conveyance and transfer authorized by this section shall be  
28 borne by the grantee. The conveyance under this section shall be  
29 exempt from the realty transfer tax established under Article  
30 XI-C of the act of March 4, 1971 (P.L.6, No.2), known as the Tax

1 Reform Code of 1971.

2 (i) Sunset.--If the conveyance and transfer are not  
3 effectuated within 18 months after the effective date of this  
4 subsection, the authority provided under this section shall  
5 expire.

6 Section 2. Effective date.

7 This act shall take effect in 60 days.