



SENATE OF PENNSYLVANIA BILL SUMMARY

Senate Bill 921 Printer's No. 1235

Prime Sponsor: Senator Browne
Committee: State Government

SYNOPSIS:

Authorizes the Department of General Services (DGS) to grant and convey to TCA Properties, L.P., certain lands and improvements situate in the City of Allentown and the City of Bethlehem, Lehigh County.

SUMMARY:

DGS, with the approval of the Governor, is authorized to grant and convey, for fair market value as established through an independent appraisal, to TCA Properties, L.P., certain lands and improvements situate in the City of Allentown and the City of Bethlehem, Lehigh County. This property to be conveyed consists of approximately 195.167 acres of land and improvements located thereon, and is more commonly known as the Allentown State Hospital property.

The conveyance shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, as well as any lawful and enforceable estates or tenancies vested in third persons appearing of record. The deed of conveyance will prohibit the property from being utilized as a licensed gaming facility. The Secretary of General Services (Secretary) may impose any covenants, restrictions and reservations on the sale of the property as is deemed in the best interests of the Commonwealth, and the Secretary may also grant or retain any easements necessary to effectuate this section. The deed of conveyance shall be by special warranty deed, executed by the Secretary in the name of the Commonwealth. Conveyance of this property was authorized under Act 62 of 2013, and Act 62 is repealed insofar as it is consistent with this act.

Effective Date: 60 Days.

AMENDMENT A03827:

Removes section regarding repeals and replaces with a timeframe for execution of the Agreement of Sale. If DGS and the grantee have not executed an Agreement of Sale within three years of the effective date of this section, the authority provided under this act shall expire.

CURRENT LAW:

Section 514(a) of Act 175 of 1929, known as the Administrative Code, requires legislative authorization for the conveyance of, easement of, or right-of-way to Commonwealth land. PA Senate Rule 12(i) sets forth that all land conveyance bills, before being considered by a standing committee and reported to the Floor of the Senate, are to be subject to a memorandum from DGS, which indicates the present and proposed use of the property; consideration for the transfer, and the appraised value of the property.

BILL HISTORY:

Referred to State Government, October 11, 2017.
Prepared by: Totino 10/13/2017