

No. 57

AN ACT

SB 736

Authorizing the Department of Property and Supplies, with the approval of the Governor to sell and convey, under certain conditions, real property, now under the jurisdiction of the Department of Public Welfare, located in Allegheny and Butler Counties, said property to be thereafter developed for industrial and related uses; appropriating the receipts of the sale to the Commonwealth to the Department of Public Welfare to be applied against actual costs incurred not to exceed five hundred thousand dollars and the balance of the receipts of the sale to be paid to the County of Allegheny; and providing for execution and delivery of agreements with Regional Industrial Development Corporation of Southwestern Pennsylvania and/or the County of Allegheny.

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

Section 1. Findings and Declaration of Policy.—It is hereby determined and declared as a matter of legislative finding:

(1) That the tracts of land hereinafter described and referred to generally as the Thorn Hill property, are currently used by the Department of Public Welfare as part of a Youth Development Center (commonly known as the Warrendale Youth Development Center);

(2) That said Youth Development Center is presently utilizing approximately eight hundred eighty acres of land owned by the Commonwealth, and the operation of said Youth Development Center can be effectively continued on a tract of land of approximately two hundred fifteen acres;

(3) That, while it is deemed desirable to continue the operation of said Youth Development Center on approximately two hundred fifteen acres of land, the balance of the Thorn Hill property hereinafter described can be best utilized for industrial development and related uses;

(4) That the present and prospective health, safety, morals, right to gainful employment and general welfare of the people of the Commonwealth would be best served by devoting the Thorn Hill property (not currently necessary for the continued operation of the Youth Development Center) to industrial development purposes and related uses.

Therefore, it is hereby declared to be the policy of the Commonwealth of Pennsylvania that the utilization of the Thorn Hill property hereinafter described for industrial development and related uses will result in the economic development of the Commonwealth and will create increased employment opportunities in the area of said development and will constitute a public purpose and the highest and best use of the Thorn Hill property.

Section 2. Sale and Conveyance.—The Department of Property and Supplies, with the approval of the Governor, and subject to the conditions

hereinafter set forth, is hereby authorized, on behalf of the Commonwealth of Pennsylvania, to sell and to execute deeds conveying, from time to time, the following described land under the jurisdiction of the Department of Public Welfare situate in the Counties of Allegheny and Butler, bounded and described as follows:

Being all that certain tract of land situate partly in the Township of Marshall, Allegheny County, and partly in the Township of Cranberry, Butler County, Commonwealth of Pennsylvania, and being more particularly bounded and described as follows:

Beginning at the intersection of the centerline of Knob Road and the centerline of Brush Creek Road; thence along the centerline of Knob Road south 88 degrees 55 minutes west a distance of 390.73 feet to a point of curve; thence by the arc of a circle deflecting to the left and having a radius of 3,000.00 feet a distance of 78.54 feet to a point of tangent; thence along the centerline of Knob Road south 87 degrees 25 minutes west a distance of 1,621.97 feet to a point of curve; thence by the arc of a circle deflecting to the right and having a radius of 4,000.00 feet a distance of 53.52 feet to a point of tangent; thence along the centerline of Knob Road south 88 degrees 11 minutes west a distance of 581.64 feet to a point of curve; thence by the arc of a circle deflecting to the right and having a radius of 800.00 feet a distance of 127.29 feet to a point of tangent; thence along the centerline of Knob Road north 82 degrees 42 minutes west a distance of 103.71 feet to a point of curve; thence by the arc of a circle deflecting to the left and having a radius of 425.20 feet a distance of 421.55 feet to a point of tangent; thence north 8 degrees 59 minutes 51 seconds west a distance of 1,673.39 feet to a point; thence, north 76 degrees 33 minutes 10 seconds east a distance of 1,460.00 feet to a point; thence, north 38 degrees 50 minutes 41 seconds west a distance of 530.63 feet to a point; thence, north 76 degrees 33 minutes 10 seconds east a distance of 613.94 feet to a point; thence, north 51 degrees 09 minutes 20 seconds east a distance of 430.36 feet to a point in the centerline of Brush Creek Road; thence north 38 degrees 50 minutes 40 seconds west a distance of 49.00 feet to a point; thence, north 61 degrees 22 minutes 37 seconds west a distance of 2,661.37 feet to a point; thence, north 61 degrees 17 minutes 48 seconds west a distance of 1,036.21 feet to a point; thence north 44 degrees 43 minutes 07 seconds west a distance of 1,520.71 feet to a point; thence, north 2 degrees 57 minutes 30 seconds west a distance of 2,026.69 feet to a point in the centerline of Freedom Road; thence along centerline of Freedom Road, south 87 degrees 18 minutes 21 seconds west a distance of 1,280.94 feet to a point; thence, north 2 degrees 24 minutes 39 seconds west a distance of 762.70 feet to a point; thence north 87 degrees 18 minutes 21 seconds east a distance of 4,008.74 feet to a point in the centerline of Freedom Road; thence along the centerline of Freedom Road north 83 degrees 53 minutes 19 seconds east a distance of 677.60 feet to a point; said point being in the centerline

of Freedom Road and on the west right-of-way line of the Pennsylvania Turnpike; thence, along said Pennsylvania Turnpike right-of-way line the following courses and distances, south 28 degrees 29 minutes 32 seconds east a distance of 1,110.92 feet to a point of curve; thence by the arc of a circle deflecting to the right and having a radius of 11,359.19 feet a distance of 139.88 feet to a point; thence, south 15 degrees 42 minutes 13 seconds east a distance of 201.76 feet to a point; thence, south 14 degrees 38 minutes 23 seconds west a distance of 510.67 feet to a point; thence, south 23 degrees 53 minutes 41 seconds east a distance of 287.32 feet to a point; thence, south 88 degrees 04 minutes 49 seconds east a distance of 406.32 feet to a point, thence, by the arc of a circle deflecting to the right and having a radius of 11,359.19 feet to a distance of 126.33 feet to a point of tangent; thence, south 21 degrees 46 minutes 32 seconds east a distance of 4,556.36 feet to a point, said point being the intersection of the Pennsylvania Turnpike west right-of-way line and the centerline of Thorn Hill School Road; thence, south 87 degrees 45 minutes 23 seconds west a distance of 1,229.25 feet to a point; said point being the intersection of the centerline of Thorn Hill School Road and the centerline of Brush Creek Road; thence, south 38 degrees 50 minutes 46 seconds east a distance of 764.09 feet to a point in Brush Creek Road; thence south 2 degrees 26 minutes 22 seconds east a distance of 708.45 feet to a point in Brush Creek Road; thence, south 19 degrees 53 minutes 14 seconds east a distance of 297.50 feet to a point in Brush Creek Road; thence, south 49 degrees 28 minutes 54 seconds east a distance of 650.03 feet to a point at the place of beginning.

Parcel containing 664.17 acres.

The conveyances shall be made in fee, free and clear of all liens and encumbrances, excepting existing restrictions, easements and licenses for utilities in place or that may be of record, if any.

Section 3. Conditions.—No agreement of sale or conveyances shall be entered into or made unless:

(1) It is with or to Regional Industrial Development Corporation of Southwestern Pennsylvania (hereinafter called "RIDC"), a non-profit industrial development corporation which is designated by the County of Allegheny and recognized by the Commonwealth as the industrial development agency for said County of Allegheny.

(2) The land to be sold is to be used exclusively for industrial development and related uses which will result in the economic growth of the Commonwealth and increased employment opportunities of the area.

(3) Since the Thorn Hill property was conveyed to the Commonwealth by the County of Allegheny, without consideration, the proceeds of the sale of said land by the Commonwealth to RIDC shall be paid to the County of Allegheny after first reimbursing the Department of Public Welfare by an amount equal to the actual costs incurred by said

department which were occasioned by said sale, which reimbursement, however, shall not exceed the sum of five hundred thousand dollars (\$500,000). The funds necessary to reimburse the Department of Public Welfare for the aforesaid costs are hereby appropriated to the Department of Public Welfare to be used exclusively for the Warrendale Youth Development Center.

(4) The real property when sold and transferred will become taxable by the taxing authorities of the appropriate political subdivisions, following the present Butler and Allegheny County Boundary, thus increasing their receipts from taxes.

Section 4. Agreements.—The Commonwealth shall enter into an appropriate agreement or agreements with RIDC and the County of Allegheny providing, among other things, the following:

(1) That the purchase price shall be one thousand dollars (\$1,000) per acre (with proper adjustment for any fraction of an acre conveyed) payable from time to time, upon delivery of the deeds, first to the Department of Public Welfare to reimburse the actual costs incurred by said department as hereinbefore stated and, thereafter, to the County of Allegheny.

(2) That the Department of Public Welfare shall certify to RIDC and the County of Allegheny the actual costs incurred by it and to be reimbursed as herein provided which amount shall not exceed in the aggregate five hundred thousand dollars (\$500,000).

(3) That the Thorn Hill property herein described shall be conveyed to RIDC, in whole or in part, from time to time as required by RIDC for the purpose of orderly industrial development and related uses: Provided, however, That each conveyance is for at least 20 acres, and that the initial conveyance, which shall be purchased by RIDC as soon as practicable, shall be for at least 50 acres.

(4) That RIDC will purchase all of the Thorn Hill property herein described within fifteen years from the effective date of this act.

(5) That to carry out the public purposes of this act, the Thorn Hill property herein described shall be developed by RIDC as a planned industrial park with such collateral, commercial, residential and related uses as shall be deemed by RIDC as necessary for the service and assured success of said industrial park.

(6) That in order for RIDC to improve and prepare the Thorn Hill property for the purposes intended, RIDC shall be granted permission and authority by the Commonwealth, without further action by the Commonwealth, to enter upon the Thorn Hill property herein described and any part thereof and to make any and all improvements thereto as may be required to prepare the same for industrial or other related use, and the Commonwealth shall grant to RIDC, without additional consideration and from time to time, good and sufficient easements and rights-of-way as may be required in order that RIDC may lay out and construct roadways and make provision for all utilities.

Section 5. *Department of Justice.*—Any agreements relating to the Thorn Hill property herein described and the deeds of conveyance shall be approved as to form by the Department of Justice and shall be executed and delivered by the Secretary of Property and Supplies in the name of the Commonwealth of Pennsylvania.

Section 6. *Effective Date.*—This act shall take effect immediately.

APPROVED—The 9th day of July, A. D. 1969.

RAYMOND P. SHAFER

The foregoing is a true and correct copy of Act of the General Assembly No. 57.



Joseph P. Kelly
Secretary of the Commonwealth.