

Union Calendar No. 416

103D CONGRESS
2D SESSION

H. R. 4704

[Report No. 103-768]

A BILL

To provide for the conveyance of certain lands and improvements in Hopewell Township, Pennsylvania, to a nonprofit organization known as the "Beaver County Corporation for Economic Development" to provide a site for economic development.

SEPTEMBER 30, 1994

Reported with an amendment, committed to the Committee of the Whole House on the State of the Union, and ordered to be printed

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IN THE HOUSE OF REPRESENTATIVES

JUNE 30, 1994

Mr. KLINK introduced the following bill; which was referred to the Committee on Public Works and Transportation

SEPTEMBER 30, 1994

Reported with an amendment, committed to the Committee of the Whole House on the State of the Union, and ordered to be printed

[Strike out all after the enacting clause and insert the part printed in italic]

A BILL

To provide for the conveyance of certain lands and improvements in Hopewell Township, Pennsylvania, to a nonprofit organization known as the “Beaver County Corporation for Economic Development” to provide a site for economic development.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Hopewell Township
3 Investment Act of 1994”.

4 **SEC. 2. CONVEYANCE OF LAND.**

5 ~~(a) ADMINISTRATOR OF GENERAL SERVICES.—Sub-~~
6 ~~ject to sections 2 and 3, the Administrator of General~~
7 ~~Services (hereinafter in this Act referred to as the “Ad-~~
8 ~~ministrator”)~~ shall convey, without compensation, to a
9 nonprofit organization known as the “Beaver County Cor-
10 poration for Economic Development” all right, title, and
11 interest of the United States in and to those pieces or par-
12 cels of land in Hopewell Township, Pennsylvania, de-
13 scribed in subsection (b), together with all improvements
14 thereon and appurtenances thereto. The purpose of the
15 conveyance is to provide a site for economic development
16 in Hopewell Township.

17 ~~(b) PROPERTY DESCRIPTION.—The land referred to~~
18 ~~in subsection (a) is approximately 16 acres on what was~~
19 ~~formerly Aliquippa Airport on Airport Road in Hopewell~~
20 ~~Township, Pennsylvania, which were most recently used~~
21 ~~by the Mine Safety and Health Administration for mine~~
22 ~~emergency operations and includes a building of approxi-~~
23 ~~mately 45,000 square feet.~~

24 ~~(c) DATE OF CONVEYANCE.—The date of the convey-~~
25 ~~ance of property required under subsection (a) shall be~~

1 not later than the 90th day following the date of the enact-
2 ment of this Act.

3 **SEC. 3. LIMITATION ON CONVEYANCE.**

4 No part of any land conveyed under section 4 may
5 be used, during the 30-year period beginning on the date
6 of conveyance, for any purpose other than economic devel-
7 opment.

8 **SEC. 4. REVERSIONARY INTEREST.**

9 (a) IN GENERAL.—The property conveyed under sec-
10 tion 4 shall revert to the United States on any date in
11 the 30-year period beginning on the date of such convey-
12 ance, on which the property is used for a purpose other
13 than that economic development.

14 (b) ENFORCING REVERSION.—The Administrator
15 shall perform all acts necessary to enforce any reversion
16 of property to the United States under this section.

17 (c) INVENTORY OF PUBLIC BUILDINGS SERVICE.—
18 Property that reverts to the United States under this sec-
19 tion shall be under the control of the General Services Ad-
20 ministration.

21 **SECTION 1. SHORT TITLE.**

22 *This Act may be cited as the “Hopewell Township In-*
23 *vestment Act of 1994”.*

1 **SEC. 2. CONVEYANCE OF LAND.**

2 (a) *ADMINISTRATOR OF GENERAL SERVICES.*—Subject
3 to sections 3 and 4, the Administrator of General Services
4 (hereinafter in this Act referred to as the “Administrator”)
5 shall convey, without compensation, to a nonprofit organi-
6 zation known as the “Beaver County Corporation for Eco-
7 nomic Development” all right, title, and interest of the
8 United States in and to those pieces or parcels of land in
9 Hopewell Township, Pennsylvania, described in subsection
10 (b), together with all improvements thereon and appur-
11 tenances thereto. The purpose of the conveyance is to pro-
12 vide a site for economic development in Hopewell Township.

13 (b) *PROPERTY DESCRIPTION.*—The land referred to in
14 subsection (a) is the parcel of land in the township of Hope-
15 well, county of Beaver, Pennsylvania, bounded and de-
16 scribed as follows:

17 (1) *Beginning at the southwest corner at a point*
18 *common to Lot No. 1, same plan, lands now or for-*
19 *merly of Frank and Catherine Wutter, and the easterly*
20 *right-of-way line of Pennsylvania Legislative*
21 *Route No. 60 (Beaver Valley Expressway); thence pro-*
22 *ceeding by the easterly right-of-way of Pennsylvania*
23 *Legislative Route No. 60 by the following three*
24 *courses and distances:*

25 (A) *North 17 degrees, 14 minutes, 20 sec-*
26 *onds West, 213.10 feet to a point.*

1 (B) North 72 degrees, 45 minutes, 40 sec-
2 onds East, 30.00 feet to a point.

3 (C) North 17 degrees, 14 minutes, 20 sec-
4 onds West, 252.91 feet to a point; on a line di-
5 viding Lot No. 1 from the other part of Lot No.
6 1, said part now called Lot No. 5, same plan;
7 thence by last mentioned dividing line, North 78
8 degrees, 00 minutes, 00 seconds East; 135.58 to
9 a point, a cul-de-sac on Industrial Drive; thence
10 by said cul-de-sac and the southerly side of In-
11 dustrial Drive by the following courses and
12 distances:

13 (i) By a curve to the right having a
14 radius of 100.00 feet for an arc distance of
15 243.401 feet to a point.

16 (ii) Thence by a curve to the right hav-
17 ing a radius of 100.00 feet for an arc dis-
18 tance of 86.321 feet to a point.

19 (iii) Thence by 78 degrees, 00 minutes,
20 00 seconds East, 777.78 feet to a point.

21 (iv) Thence, North 12 degrees, 00 min-
22 utes, 00 seconds West, 74.71 feet to a point.

23 (v) Thence by a curve to the right, hav-
24 ing a radius of 50.00 feet for an arc dis-
25 tance of 78.54 feet to a point.

1 (vi) Thence North 78 degrees, 00 min-
2 utes, 00 seconds East, 81.24 feet to a point.

3 (vii) Thence by a curve to the right,
4 having a radius of 415.00 feet for an arc
5 distance of 140.64 feet to a point.

6 (viii) Thence, South 82 degrees, 35
7 minutes, 01 second East, 125.00 feet to a
8 point.

9 (ix) Thence, South 7 degrees, 24 min-
10 utes, 59 seconds West, 5.00 feet to a point.

11 (x) Thence by a curve to the right, hav-
12 ing a radius of 320.00 feet for an arc dis-
13 tance of 256.85 feet to a point.

14 (xi) Thence by a curve to the right
15 having a radius of 50.00 feet for an arc dis-
16 tance of 44.18 feet to a point on the north-
17 erly side of Airport Road.

18 (2) Thence by the northerly side thereof by the
19 following:

20 (A) South 14 degrees, 01 minute, 54 seconds
21 West, 56.94 feet to a point.

22 (B) Thence by a curve to the right having
23 a radius of 225.00 feet for an arc distance of
24 207.989 feet to a point.

1 (C) Thence South 66 degrees, 59 minutes,
2 45 seconds West, 192.08 feet to a point on the
3 southern boundary of Lot No. 1, which line is
4 also the line dividing Lot No. 1 from lands now
5 or formerly, Frank and Catherine Wutter.

6 (3) Thence by the same, South 75 degrees, 01
7 minutes, 00 seconds West, 1,351.23 feet to a point at
8 the place of beginning.

9 (c) DATE OF CONVEYANCE.—The date of the convey-
10 ance of property required under subsection (a) shall be not
11 later than the 90th day following the date of the enactment
12 of this Act.

13 (d) CONVEYANCE TERMS.—

14 (1) TERMS AND CONDITIONS.—The conveyance of
15 property required under subsection (a) shall be subject
16 to such terms and conditions as may be determined
17 by the Administrator to be necessary to safeguard the
18 interests of the United States. Such terms and condi-
19 tions shall be consistent with the terms and conditions
20 set forth in this Act.

21 (2) QUITCLAIM DEED.—The conveyance of prop-
22 erty required under subsection (a) shall be by quit-
23 claim deed.

1 **SEC. 3. LIMITATION ON CONVEYANCE.**

2 *No part of any land conveyed under section 2 may*
3 *be used, during the 30-year period beginning on the date*
4 *of conveyance, for any purpose other than economic*
5 *development.*

6 **SEC. 4. REVERSIONARY INTEREST.**

7 *(a) IN GENERAL.—The property conveyed under sec-*
8 *tion 2 shall revert to the United States on any date in the*
9 *30-year period beginning on the date of such conveyance*
10 *on which the property is used for a purpose other than eco-*
11 *nomie development.*

12 *(b) ENFORCING REVERSION.—The Administrator shall*
13 *perform all acts necessary to enforce any reversion of prop-*
14 *erty to the United States under this section.*

15 *(c) INVENTORY OF PUBLIC BUILDINGS SERVICE.—*
16 *Property that reverts to the United States under this section*
17 *shall be under the control of the General Services*
18 *Administration.*