



Lancaster County Land Purchase Proposal for New Prison

Existing Prison Facility

- Castle structure built in 1851 (not used in the last 8 years)
- “A” through “D” buildings built in the 1960’s
- Renovations in 1979
- Temporary Housing Unit built in 1988
- High rise building built in 1991
- Facility has 5 levels with a current population capacity of 1,085
- Building, utility and mechanical systems are outdated and inadequate
- Current property is less than 5 acres and not able to accommodate buildings and parking necessary for current operational needs and land use requirements, let alone those of the future
- **Conclusion: Previous and ongoing maintenance costs are significant and exceed any logical measure of a reasonable return on investment compared to a new structure, and current property is not able to accommodate buildings and parking necessary for current operational needs and land use requirements, let alone those of the future.**

New Site Search Criteria

- ✓ 45 buildable acres to fit updated detention facility – *Site has 48 total buildable acres (10x current site)*
- ✓ 55 deed acres minimum to realize 45 buildable acres – *Site is a total of 78 acres*
- ✓ Located within 5 miles of Courthouse – *Site is within 1.3 miles of Courthouse*
- ✓ Within Designated Growth Area – Urban or Village Growth Boundary – *Site is within Lancaster Twp UGA*
- ✓ Access to public water & sewer – *Both utilities are available within reasonable distance*
- ✓ Adequate vehicular access – *Access is available onto Willow Street Pike / US 222*
- ✓ Eliminate parks, churches, schools, preserved farms, and cemeteries
- ✓ Vacant site preferred – Sites with existing improvements assessed up to \$250K acceptable
- ✓ Eliminate sites under construction or in approval process for development
- ✓ Minimal impact to residential neighbors
- ❖ Added bonus of preserving beautiful natural land along Conestoga River for public benefit
- **Conclusion: Site selected best meets all County established criteria.**



Agreement of Sale with Property Owner

- Purchase price is set at \$3,000,000 – purchase amount cannot exceed “fair market value” established through two appraisals and mitigating factors. Appraisal 1 - \$2.4M and Appraisal 2 - \$3.36M
- Contingencies include 90-day due diligence period to conduct study of such matters as full title search, environmental, history / archeology, geology, wetlands, utilities, and zoning approval
- **Closing can occur after County is satisfied with findings of due diligence work and zoning approval.**