

**DAUPHIN COUNTY GENERAL AUTHORITY**

# **REQUEST FOR PROPOSALS**

**Sale of Real Property**

**530 & 650 S. Harrisburg Street, Swatara Township,  
Dauphin County, Harrisburg, Pennsylvania 17113-1216**

**RFP # 01-2025**

**PROPOSALS MUST BE RECEIVED BY NO LATER THAN  
May 15, 2025, 2:00 PM EST**

**Dauphin County General Authority  
650 South Harrisburg Street  
Harrisburg, PA 17113  
717-680-3124**

## **I. INTRODUCTION.**

Proposals are being accepted by the Dauphin County General Authority ("General Authority") for the sale of Authority-owned real property located at: 650 S. Harrisburg Street (Tax Parcel No. 63-046-005) and 530 S. Harrisburg Street (Tax Parcel No. 63-046-008), as described in more detail below. The General Authority has the title and authority to convey the properties.

Individuals, businesses, or other entities interested in purchasing these properties shall submit a Proposal in conformity with the terms of this Request for Proposals ("RFP").

## **II. PROPERTY INFORMATION.**

The General Authority is interested in selling the Dauphin Highlands Golf Course (the "Property"), which is located on Harrisburg Street in Swatara Township, Dauphin County, Pennsylvania. The Property consists of two (2) contiguous parcels of land with total acreage of ~228.56.

### **A. PARCEL #1 DETAILS (Tax Map attached as Appendix A)**

Address: 650 S. Harrisburg Street, Harrisburg, PA 17113  
Municipalities: Swatara Township  
Steelton Borough  
(See Appendix B depicting border line)  
Tax Parcel No.: Tax Parcel No. 63-046-005  
Deed Instrument: Deed Book 1989, Page 333  
Instrument #20110026202 (Subdivision Plan)  
Acreage: 219.83  
Current Zoning: Swatara Township – Mixed Use (MU)  
[Ordinance to amend zoning code pending before  
Township Commissioners]  
Steelton Borough – Industrial District Heavy (1-2)  
Improvements: Office building (~7,665 square feet)  
Storage garage (~5,600 square feet)  
Storage garage (~3,200 square feet)  
Material storage building (~360 square feet)

### **B. PARCEL #2 DETAILS (Tax Map attached as Appendix A)**

Address: 530 S. Harrisburg Street, Harrisburg, PA 17113  
Municipalities: Swatara Township  
Tax Parcel No.: Tax Parcel No. 63-046-008  
Deed Instrument: Deed Book 2167, Page 357  
Instrument #20110026202 (Subdivision Plan)  
Acreage: 8.71

Zoning: Swatara Township – Mixed Use (MU)  
[Ordinance to amend zoning code pending before  
Township Commissioners]

### C. ADDITIONAL INFORMATION CONCERNING BOTH PARCELS

#### **Power Availability and Reliability:**

- Proximity to Electrical Generation and Infrastructure.
- PPL Service Territory.
- PPL Substation 400 block of Penn St., Harrisburg, PA (40°13'28.5"N 76°49'16.6"W) <2,000 feet from SW corner of the Property.
- ~9.8 miles from Three Mile Island.
- Fiber Access: ~1 mile from fiber line.

#### **Highway Access:**

- ~1 mile to Pennsylvania Turnpike Harrisburg East Exchange Exit 247;
- ~1 mile from Pa. State Route 283;
- ~2.4 miles from Interstate Route 83; ~ 6.3 miles from Interstate Route 81.

#### **Property Access:**

- Accessible entry point from major highway via lighted intersection (Eisenhower Blvd. & Quarry Rd.).

#### **Proximity to Airports:**

- ~5.7 miles from Harrisburg International Airport (HIA);
- ~8.2 miles from Capital City Airport (HAR).

#### **Water Accessibility:**

- 3 ponds on site;
- ~1 mile from the Susquehanna River.

#### **Environmental Risk:**

- Non-flood prone;
- No chemical plants in vicinity;
- Non-hurricane prone region;
- No endangered species habitats.

The General Authority makes no representation of any kind with respect to the parcel. The Property is being offered for sale in "AS IS" condition as the General Authority has no intentions of making any improvements or changes to the Property prior to sale.

Use of the Property is subject to the zoning and other applicable ordinances of Swatara Township, Steelton Borough, and Dauphin County.

### **III. CONDITIONS OF SALE.**

#### **A. OFFER**

All potential Purchasers must complete and submit the Offer to Purchase (Appendix C) indicating the amount offered on the Property. All valid offers submitted shall remain open for one hundred twenty (120) days from the date the proposal is due or until the date a Real Estate Purchase Agreement is executed by the General Authority with a Purchaser, whichever is sooner.

No offer will be accepted which do not include the proposed purchase of the entire Property. It is the General Authority's intention to sell the property in its entirety and in its current condition or "as is" and "where-is".

The successful Purchaser will be provided a special warranty deed at Closing.

#### **B. PURCHASE PRICE**

The purchase price must be paid via wire transfer/ACF at Closing. The General Authority's intention is to accept the highest and best offer which is in compliance with the RFP. The General Authority reserves the right to reject any and all offers.

#### **C. TITLE AND ESCROW COSTS**

The Purchaser shall be responsible for all Closing costs, including the cost to record a deed in favor of the Purchaser and all transfer taxes. Purchaser shall secure ALTA extended coverage owner's policy of title insurance and a current survey of the Property.

All other lien letter, tax and zoning certification, escrow, and collection costs will be paid by the Purchaser. The General Authority will not be responsible for any costs or fees associated with the final transaction.

#### **D. COMMISSION**

The General Authority shall pay no commission or "finder's fee" in furtherance of this sale. The General Authority has not employed an agent or broker in connection with this sale. Any commission to be paid to an agent or broker shall be paid by the Purchaser and shall not be deducted from the purchase price.

#### **E. PRE-OFFER INSPECTION**

Potential Purchasers will be permitted to perform pre-offer inspections at their own expense, provided that any such inspection is approved in advance, in writing, by the General Authority. All pre-offer inspections must be concluded by no later than **3:00 PM EST on Friday, April 11, 2025.**

#### **F. PRE-OFFER INQUIRIES**

Questions regarding this RFP or the need for additional data or information should be submitted in writing by email to:

Jay Wenger, Administrator  
Dauphin County General Authority  
administrator@dcga717.org

Inquiries shall be received by no later than **3:00 PM EST on Thursday, April 30, 2025**. Responses to inquiries and/or any supplemental instructions will be in the form of written addenda to the RFP, which if issued, will be delivered to all prospective Purchasers, and posted on the General Authority website (dauphincountygeneralauthority.org), not later than three (3) days prior to the date fixed for the receipt of the proposals. No oral or written interpretation of this Request for Proposal provided in response to an inquiry shall be binding.

The General Authority reserves the right to share information received or derived from questions and/or the questions themselves to all individuals interested in providing a proposal and to post such information on the General Authority's website or to issue addenda to the RFP.

#### **G. POST-OFFER DUE DILIGENCE**

Due diligence performed at the prospective Purchaser's risk and expense. The due diligence initial period shall be nine (9) months from the Effective Date of the purchase agreement. Extensions of the initial due diligence period shall be permitted upon mutual agreement of the Purchaser and the General Authority. Due diligence activities performed in a manner to cause minimal interference with golf course operations.

#### **IV. PROPOSED SCHEDULE.**

The proposed schedule for the consideration of proposals is provided as follows:

Release RFP:	February 19, 2025
Deadline for Pre-offer Inspections:	April 11, 2025 at 3:00 PM EST
Deadline for Pre-Offer Inquiries:	April 30, 2025 at 3:00 PM EST
Deadline for Submission of Proposals:	May 15, 2025 at 2:00 PM EST

This schedule is subject to modification in the sole discretion of the General Authority.

#### **V. PROPOSAL SUBMISSION REQUIREMENTS.**

Proposals must be received no later than **2:00 PM EST on Thursday, May 15, 2025** (the "Proposal Submission Deadline") All proposals shall be submitted electronically only to the General Authority via email as follows:

Dauphin County General Authority  
Attn: Jay Wenger, Administrator  
Email Address: administrator@dcga717.org

Any proposal received after the Proposal Submission Deadline will not be considered.

Proposers shall comply with all instructions and provide all the information requested.

To be considered responsible, responsive, and eligible to submit a proposal for consideration, potential Purchasers shall submit proposals which comply with all of the following requirements:

- A fully completed and executed Offer to Purchase Real Property (see, Appendix C), which shall include the following:
  - Proposed Purchase Price; and
  - Proposed Refundable Earnest Money Amount and Escrow Terms.

The Offer to Purchase Real Property shall be signed by an individual authorized to bind the potential Purchaser contractually;

- A fully completed and executed Affidavit of Non-Collusion (see, Appendix D).
- Proposed form of Real Estate Purchase Agreement.

## **VI. OTHER TERMS AND CONDITIONS.**

### **A. AMENDMENT**

This Request for Proposals may be cancelled at any time in the sole discretion of the General Authority.

The General Authority specifically reserves the right to amend this RFP to address any issue up until 5:00 p.m. on the date that is three (3) days prior the Proposal Submission Deadline. Those interested in submitting a proposal are encouraged to provide contact information to: Jay Wenger, Administrator, [administrator@dcga717.org](mailto:administrator@dcga717.org). Providing contact information will allow the General Authority to provide notification if an addendum to the RFP is issued or the RFP is cancelled. Those who do not provide contact information are solely responsible for checking the General Authority website for any issued addenda or a notice of cancellation.

### **B. INSURANCE**

To the General Authority's knowledge, the current amount of insurance, if any, shall be kept in place on the subject property through Closing. If any damage or other casualty occurs to the property prior to Closing, the General Authority shall not be responsible to regrade, re-excavate, repair, or rebuild the Property or any improvements thereon.

### **C. AWARD**

The General Authority reserves the right to reject any or all Proposals. The General Authority reserves the right to interview any and all potential Purchasers and to form a real estate review team that may include General Authority officials and as real estate professionals for any such interview prior to acceptance of a proposal. The General Authority also specifically reserves the right to negotiate all matters except the price with any and all individuals who submit proposals.

### **D. DISCLOSURE OF PROPOSALS**

Pursuant to Section 708(b)(26) of the Pennsylvania Right-to-Know Law, no offers shall be disclosed prior to the award of the contract or the rejection of all bids.

## **VII. DOCUMENTS INCLUDED IN THIS RFP.**

The following documents are included in this RFP:

- Appendix A: Tax Map for 530 & 650 S. Harrisburg Street, Harrisburg, PA 17113
- Appendix B: Subdivision Plan 650 S. Harrisburg Street, Harrisburg, PA 17113 (Steelton Borough and Swatara Township border line highlighted on p. 2 of 4)
- Appendix C: Offer of Purchase
- Appendix D: Non-Collusion Affidavit

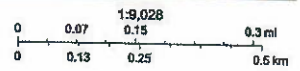
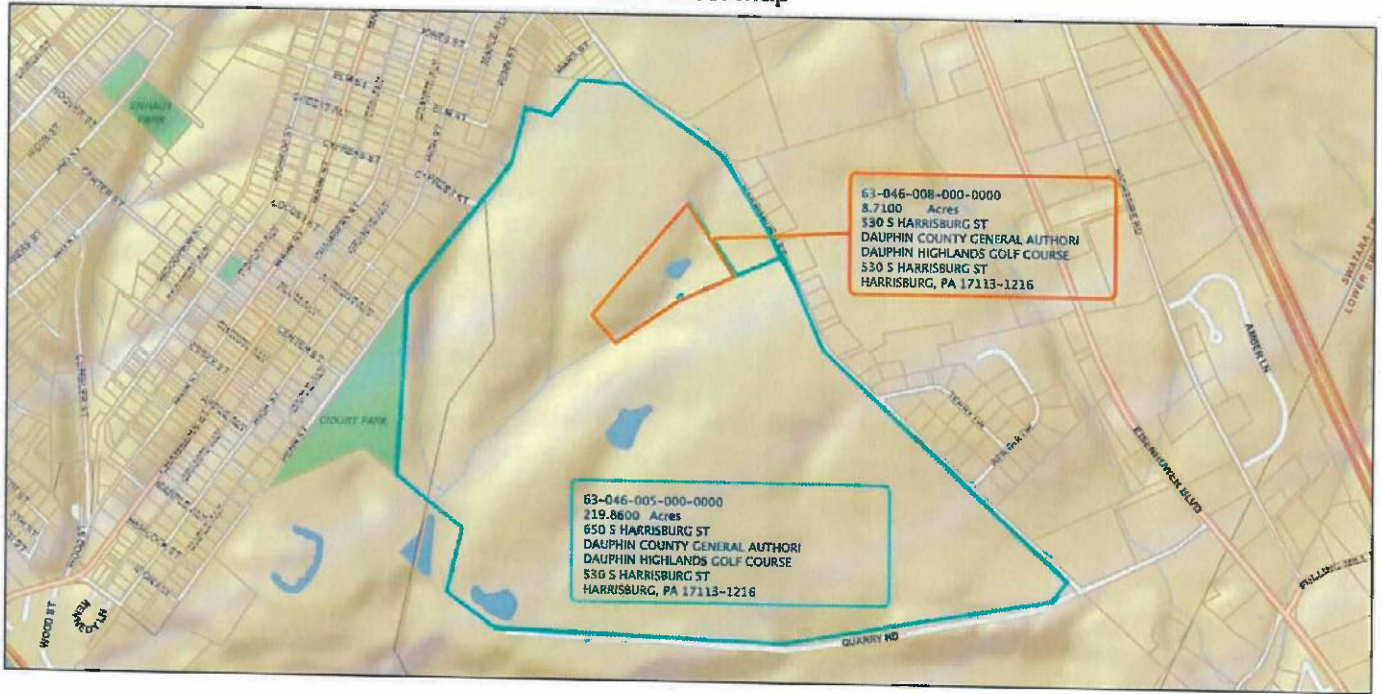
**Appendix A**

**Tax Map for 530 & 650 S. Harrisburg Street, Harrisburg, PA 17113**



APPENDIX A

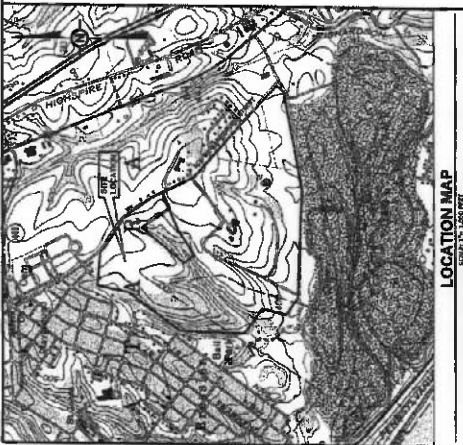
Tax Parcel Map



**Appendix B**

**Subdivision Plan 650 S. Harrisburg Street, Harrisburg, PA 17113**

**(Steelton Borough and Swatara Township border line  
highlighted on p. 2 of 4)**



FINAL / MINOR SUBDIVISION PLAN

DAUPHIN HIGHLANDS SUBDIVISION

FOR

SWATARA TOWNSHIP  
DAUPHIN COUNTY, PENNSYLVANIA

FINAL / MINOR SUBDIVISION PLAN  
FOR  
DAUPHIN HIGHLANDS SUBDIVISION  
DAUPHIN COUNTY GENERAL AUTHORITY



UTILITY INFORMATION

THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY TO DETERMINE THE LOCATION OF ALL UTILITIES... (Detailed utility survey information including dates and methods.)



ACKNOWLEDGMENT OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

I, the undersigned, do hereby acknowledge that I am the owner of the above described property and that I have read and understand the contents of the subdivision plan... (Owner's acknowledgment statement.)

RECORDED BY: [Signature]  
DATE: [Date]

PLAN PREPARER

SWATARA TOWNSHIP  
PLANNING COMMISSION  
This plan was prepared in accordance with the Swatara Township Planning Commission... (Information about the plan preparer and commission.)

SITE SURVEYOR

DAUPHIN COUNTY  
PLANNING COMMISSION  
This plan was prepared in accordance with the Dauphin County Planning Commission... (Information about the site surveyor and commission.)

LAND SURVEYOR'S CERTIFICATION OF ACCURACY

I, the undersigned, do hereby certify that the above described property is situated within the boundaries of the Swatara Township... (Land surveyor's certification statement.)

CIVIL ENGINEER'S CERTIFICATION OF ACCURACY

I, the undersigned, do hereby certify that the above described property is situated within the boundaries of the Swatara Township... (Civil engineer's certification statement.)

RECORDER OF DEEDS CERTIFICATE

RECORDED BY: [Signature]  
DATE: [Date]

ZONING DATA

Table with columns: ZONING DISTRICT, ZONING REGULATIONS, and COMMENTS. Lists various zoning codes and their corresponding regulations.

GENERAL NOTES

- 1. THE PURPOSE OF THIS PLAN IS TO SUBMIT THE SUBDIVISION FOR RECORDATION AND TO OBTAIN A FINAL PLAT... (List of general notes regarding the subdivision process.)

SITE DATA

ACRES: 1.0000  
TOTAL AREA: 43,560 S.F.  
TOTAL AREA: 1.0000 ACRES  
TOTAL AREA: 1.0000 ACRES

SHEET INDEX

Table with columns: SHEET NUMBER, SHEET TITLE, and SHEET DESCRIPTION. Lists the sheets included in the subdivision plan.

WAIVER REQUESTS

- 1. THE SUBDIVISION IS BEING SUBMITTED FOR RECORDATION AND TO OBTAIN A FINAL PLAT... (List of waiver requests.)

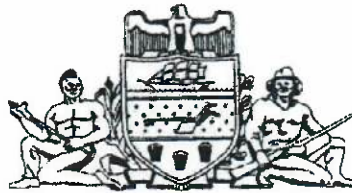






**James M. Zugay, Esq.**  
Recorder of Deeds  
(717) 780-6560

**Candace E. Meck**  
*First Deputy*



*Location:*  
Dauphin County Courthouse  
Room 102  
Front & Market Streets  
Harrisburg, PA 17101

## Recorder of Deeds

Harrisburg, Pennsylvania

**CERTIFIED END PAGE**

I Certify This Document To Be Recorded  
In Dauphin County, Pennsylvania.



A handwritten signature in black ink that reads "James M. Zugay". The signature is written in a cursive style.

James M. Zugay, Recorder of Deeds

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**THIS IS A CERTIFICATION PAGE**

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**PLEASE DO NOT DETACH**

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**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

**Appendix C**  
**Offer to Purchase Real Property**

**PURCHASER INFORMATION**

Purchaser Name:	
Address:	
Contact Person:	
Title/Position:	
Telephone:	
Email:	

**GENERAL TERMS**

Purchaser hereby offers and agrees to purchase from the Dauphin County General Authority (the "General Authority"), at the price and subject to the terms and conditions contained in this Offer, the following described real property ("Property"):

The Property consists of two (2) contiguous parcels of land known and numbered as 650 S. Harrisburg Street (Tax Parcel No. 63-046-005) and 530 S. Harrisburg Street (Tax Parcel No. 63-046-008), with total acreage of ~228.56.

I acknowledge that the General Authority makes no representation of any kind with respect to the Property. I further acknowledge that the Property is being offered for sale in "AS IS" condition as the General Authority will not make any improvements or changes to the Property prior to sale.

This sale is subject to acceptance by the General Authority, and the General Authority reserves the right to reject all offers. The Purchaser agree that, upon Closing, the Purchaser and all successors and assigns shall forever waive any and all claims and/or liabilities against the General Authority related to this Property.

**OFFER TO PURCHASE**

<b>Total Purchase Price Offered:</b>	\$
<b>Refundable Earnest Money Deposit:</b>	\$
<b>Proposed Terms for Refundable Earnest Money Deposit:</b>	
<b>Balance Due at Closing:</b>	\$

Any realtor/real estate agent commissions and other Closing costs shall be deemed attributable to the Purchaser and are the exclusive responsibility of the Purchaser and are not included in the purchase price.

This offer is effective for at least one hundred twenty (120) calendar days from the date Proposals are due.

**ACKNOWLEDGMENT**

I, \_\_\_\_\_  
(Contact Person Name) acknowledge that I am an authorized representative of \_\_\_\_\_,  
(Purchaser Name) and on its behalf, I have, made careful study of the RFP, the incorporated documents and the property, and have assured myself as to the condition of the property offered. By signing this and submitting this proposal, I agree to all terms and conditions of this RFP.

\_\_\_\_\_  
Authorized Representative Signature

\_\_\_\_\_  
Date



**Appendix D**  
**Affidavit of Non-Collusion**

State of \_\_\_\_\_

County of \_\_\_\_\_

\_\_\_\_\_  
(Insert Name) ("Affiant"), being first duly sworn, deposes and says that:

1. Affiant is the \_\_\_\_\_ (Owner, Partner, Officer, Representative, or Agent of Proposer) of \_\_\_\_\_ (Name of Proposer), the Proposer that has submitted the attached Proposal;
2. Affiant is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;
3. Such Proposal is genuine and is not a collusive or sham Proposal;
4. Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Proposer, firm or person to submit a collusive or sham Proposal or complementary Proposal in connection with the Contract for which the attached Proposal is submitted or to refrain from submitting in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication of conference with any other Proposer, firm or person to fix the price or prices in the attached Proposal or of any other Proposer, or to fix any overhead, profit or cost element of the prices in the Proposal or the price of any other Proposer, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Dauphin County General Authority or any person interested in the proposed Agreement;
5. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant; and,
6. Neither the said Proposer nor any of its officers, partners, owners, agents, or parties in interest, have any interest, present or prospective, that can be reasonably construed to result in a conflict of interest between them and the Dauphin County General Authority, which the Proposer will be required to perform.

The above representations are made material and important, and will be relied on by the Dauphin County General Authority in awarding the contract(s) for which this bid/proposal is submitted. I understand and the Proposer understands that any misstatement in this Affidavit is and shall be treated as fraudulent concealment from Dauphin County General Authority of the true facts relating to the submission of bids/proposals for this contract.

\_\_\_\_\_  
Affiant Signature

Subscribed and sworn to me before this \_\_\_\_\_  
day of \_\_\_\_\_, 2025.

My Commission expires: