

DAUPHIN COUNTY GENERAL AUTHORITY
ADDENDUM NO 1.
REQUEST FOR PROPOSALS # 01-2025

Sale of Real Property
530 & 650 S. Harrisburg Street, Swatara Township,
Dauphin County, Harrisburg, Pennsylvania 17113-1216

Subject to the provisions in § III.F. of Request For Proposal #01-2025 (the “RFP”), the Dauphin County General Authority (the “General Authority”) issues this Addendum No. 1 to the RFP in response to the inquiries set forth below. 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. Subject to these reservations and all other reservations set forth in the RFP, the General Authority provides the following responses to inquiries:

Request No. 1: The RFP specifies a “Post-Offer Due Diligence Period” totaling 9 months with the possibility of agreeing upon additional extensions, however there is no mention of an “Entitlement Period”. Is the expectation that a buyer is going to close on the property without entitlements in place, or immediately after the expiry of the Due Diligence Period?

DCGA Response: Following the nine (9) month due diligence period, the General Authority would consider an entitlement period of a reasonable length to be mutually agreed upon by the DCGA and the prospective purchaser. Closing would occur following the entitlement period.

Request No. 2: The format of Appendix C “Offer to Purchase Real Property” only asks for details on purchase price and Earnest Money deposit amounts and terms. Would the General Authority be amenable to an option structure whereby the buyer pays quarterly non-refundable deposits for the right to close on the land at a later date, while buyer takes the site through entitlements?

DCGA Response: Yes. The General Authority would consider an option structure with quarterly, non-refundable deposits made throughout an entitlement period of a reasonable length mutually agreed upon by the General Authority and the prospective purchaser.

Request No. 3: Would the General Authority be amenable to buyer attached a standard letter of intent to further elaborate on the proposed structure as an exhibit to an executed Appendix C?

DCGA Response: Yes.

Request No. 4: Are there any due diligence materials the General Authority can share at this time; i.e. Phase I, II Environmental Studies, Geotechnical Subsurface Exploration Study, Traffic Study, ALTA Survey, etc.

DCGA Response: After reasonable investigation, the General Authority has determined that it possesses none of the following due diligence materials for the Property: Phase 1 ESA, Phase 2 ESA, other geotechnical subsurface exploration studies, traffic studies or ALTA property surveys.

Request No. 5: Post-Offer Due Diligence activities to cause minimal interference with golf course operations. Explain how investigative studies, i.e. geotech, infiltration, can be conducted without interference? Will the course close for a period of time to accomplish?

DCGA Response: The General Authority is committed to working with the prospective purchaser to accommodate reasonable due diligence activities on the Property to minimize disruption to golf course activities.

April 23, 2025