

DAUPHIN COUNTY GENERAL AUTHORITY

ADDENDUM NO 2.

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” or “DCGA”) issues this Addendum No. 2 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:

Zoning & Permitting:

Request No.1: Pending Zoning Amendment: Could you provide an update on the status and anticipated timeline for the pending zoning code amendment in Swatara Township mentioned in the RFP? What specific changes are proposed, and how might they impact the potential for data center development on the property?

DCGA Response: ***Ordinance 2025-01 was adopted by Swatara Township on 4/2/25.***
<https://swataratwp.com/codes-permits/township-code-of-ordinances/>. Please refer to Ordinance 2025-01.

Request No.2: Municipal Contacts: Would it be possible to obtain contact information for the relevant planning and zoning department staff in both Swatara Township and Steelton Borough?

DCGA Response: ***Swatara Township – Zach Gulden, Zoning Office***
<https://swataratwp.com/contact-zach-gulden/>. Steelton Borough Zoning and Planning Commission <https://www.steeltonpa.com/zoning-planning/>.

Request No.3: Overlay Districts/Other Requirements: Are there any known overlay districts, special development requirements (e.g., related to the property's current use or location), or specific design guidelines applicable to the property in either municipality?

DCGA Response: ***None to DCGA’s knowledge.***

Request No.4: Permitting Timelines: Based on the Authority's experience, what is the typical permitting process and timeline for a large-scale development project within these jurisdictions?

DCGA Response: ***Please refer to the Pennsylvania Municipalities Planning Code (MPC)***
<https://www.palegis.us/statutes/unconsolidated/law-information?sessYr=2024&sessInd=0&actNum=0044>; Swatara Township Code of Ordinances <https://swataratwp.com/codes-permits/township-code-of-ordinances/>; and Borough of Steelton Codes Department <https://www.steeltonpa.com/>.

Power Infrastructure:

Request No.5: Capacity & Delivery: Does PPL have any preliminary information regarding the current available capacity (MW) at the substation located near Penn St.? What information is available regarding the feasibility, potential costs, and estimated timeline for delivering a significant new electrical load (e.g., 50MW, 100MW, or more) to the property boundary?

DCGA Response: The information sought in this request is not known to DCGA.

Request No.6: Voltage: What are the available transmission or distribution voltage levels at the nearby substation?

DCGA Response: The information sought in this request is not known to DCGA.

Request No.7: Redundancy: Is redundant power service (e.g., dual feeds from separate circuits/substations) potentially available to the site? What is PPL's general approach to providing redundant service for large industrial users?

DCGA Response: The information sought in this request is not known to DCGA.

Fiber Connectivity:

Request No.8: Fiber Details: The RFP mentions fiber "~1 mile away." Could you provide more specific information on the location, owner(s), and type (e.g., dark fiber, lit service) of this infrastructure?

DCGA Response: Upon belief, a shared fiber line runs parallel to the Pennsylvania Turnpike ending at the Harrisburg East Interchange Milepost 247.4, LAT 40° 12' 54.04" LONG-76° 47' 9.83," which is approximately one (1) mile from the property.

Request No.9: Provider Availability: Are there multiple fiber optic service providers with infrastructure in the vicinity of the property? If known, could you identify them?

DCGA Response: Verizon Communications is DCGA's provider.

Request No.10: Provider Contacts: Would it be possible to obtain contact information for local fiber providers serving the area?

DCGA Response: Verizon Communications <https://www.verizon.com/business/>. Other specific contact information is not known to DCGA.

Request No.11: Route Diversity: Is there information available regarding the availability of diverse fiber routes near the property to ensure network redundancy?

DCGA Response: Unknown to DCGA.

Water & Sewer:

Request No.12: Municipal Water: Is municipal water service currently available to the property boundary? If so, could you identify the provider and any available details on line size, capacity (GPM), and pressure?

DCGA Response: Municipal water service provided by Capital Region Water <https://capitalregionwater.com/>. The other information sought in this request is not known to DCGA.

Request No.13: Municipal Sewer: Is municipal sewer service currently available to the property boundary? If so, could you identify the provider and any available details on line size and capacity (GPD)?

DCGA Response: Municipal sewer service is provided by the Swatara Township Sewer Authority through a service agreement with Capital Region Water

<https://capitalregionwater.com/>. ***The other information sought in this request is not known to DCGA.***

Request No.14: Authority Contacts: Could you provide contact information for the relevant public water and sewer authorities serving the property's location?

DCGA Response: <https://capitalregionwater.com/>. <https://swataratwp.com/swatara-township-authority/>.

Request No.15: Connection Process: What are the typical requirements and processes for connecting a new development to municipal water and sewer services?

DCGA Response: ***The information sought in this request is not known to DCGA. Please confer with the providers.***

Request No.16: Alternative Water Sources: Are there specific restrictions, regulations, or permitting requirements associated with potentially using the on-site ponds or the Susquehanna River for non-potable water uses, such as cooling (including withdrawal and discharge)?

DCGA Response: ***The DCGA has a Consumptive Use Permit (Docket No. 19940104) with the Susquehanna River Basin Commission (SRBC) regarding water consumption, which was renewed in 2024. <https://www.federalregister.gov/documents/2024/03/20/2024-05897/actions-taken-at-the-march-14-2024-meeting>. The DCGA directs interested parties to 18 CFR § 806.6 regarding SRBC permit transferability. There are no permitting requirements specific to the three (3) ponds on the property to DCGA's knowledge.***

Request No.17: Stormwater Management: What are the local, county, and state requirements for stormwater management anticipated for a large-scale development involving significant impervious surfaces?

DCGA Response: ***Interested parties are directed to the Swatara Township Stormwater Authority. <https://swataratwp.com/stormwater-management/>.***

Environmental & Geotechnical:

Request No.18: Phase I ESA: Has a Phase I Environmental Site Assessment (ESA) been conducted for the property? If yes, would the report be available for review by prospective purchasers?

DCGA Response: ***Interested parties are referred to the 04/23/25 Addendum No. 1 to the RFP regarding Environmental Site Assessments and due diligence materials generally. <https://www.dauphincountygeneralauthority.org/board-meetings/request-for-proposals/>. The DCGA believes that a Phase 1 Environmental Site Assessment was performed in or before 1992 when the DCGA acquired the property, but the DCGA no longer possesses a report or documentation concerning such Phase 1 Environmental Site Assessment.***

Request No.19: Known Concerns: Beyond typical golf course operations (e.g., pesticide/herbicide use), are there any known historical uses or environmental conditions associated with the property that might warrant specific investigation?

DCGA Response: ***The DCGA is not aware such historical uses or conditions.***

Request No.20: Geotechnical Data: Does the General Authority possess any existing geotechnical reports or soil boring data for the property?

DCGA Response: ***See response to Request No. 18. The DCGA possesses no such documentation or reports.***

Request No.21: Noise Ordinances: Are there any specific noise ordinances or restrictions in Swatara Township or Steelton Borough that could impact data center operations, particularly concerning backup generator testing?

DCGA Response: Swatara Township Noise Ordinance

<https://ecode360.com/11633734#:~:text=Vehicles%20and%20traffic%20%E2%80%94%20See%20Ch, and%20other%20sound%2Dproducing%20devices; Borough of Steelton Noise Ordinance> <https://ecode360.com/11619726>.

Request No.22: Reports: I know our timing to do any on site testing has lapsed, but would you make an exception to this and allow us to do this during a standard due diligence period?

DCGA Response: Yes.

Property & Title:

Request No.23: Deed Type: The RFP indicates a Special Warranty Deed will be provided. Would the General Authority consider conveying the property via a General Warranty Deed?

DCGA Response: No.

Request No.24: Encumbrances: Are there any known easements (beyond typical utility easements), covenants, deed restrictions, or other encumbrances affecting the property that might impact development?

DCGA Response: The DCGA and PPL Electric Utilities Corporation entered into a utilities Encroachment Easement on or about 11/7/19 relative to the property. Upon belief, the DCGA is not aware of any other easements.

Request No.25: Existing Agreements: Are there any active leases, licenses, or operating agreements related to the golf course operations that a purchaser would need to address?

DCGA Response: There are no leases relating to the property. There is an operating agreement by and between the DCGA and Troon Golf with respect to the golf course operations.

Guidance:

Request No.26: Is there a formal pricing and timing guidance for an offer on the property? I.e. Purchase price, due diligence structure, etc.

DCGA Response: There is no formal pricing or timing guidance.

May 5, 2025