



# STRATEGIC DEVELOPMENT PLAN



**DELTA DEVELOPMENT GROUP**

142



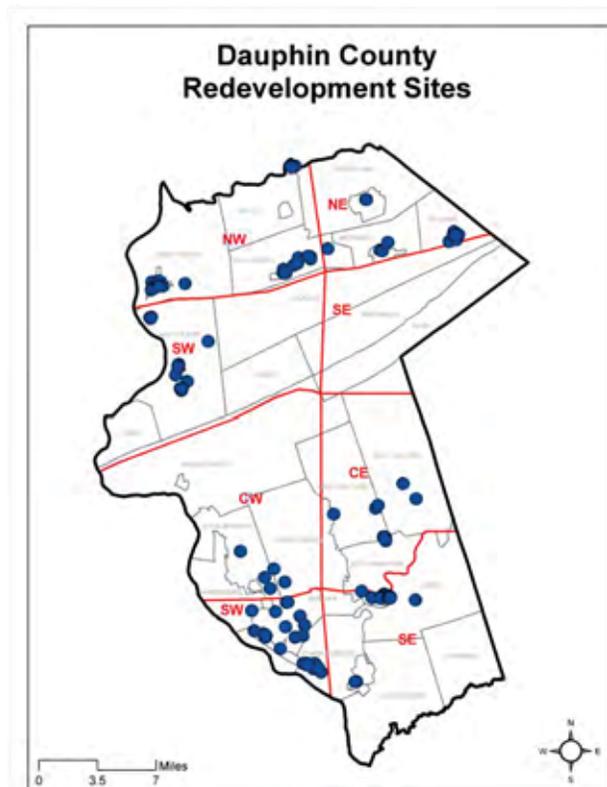
# Dauphin County Redevelopment Authority Strategic Redevelopment Plan

## Dauphin County



The Dauphin County Commissioners and the Dauphin County Redevelopment Authority retained Delta Development Group, Inc. to assist in developing the Dauphin County Comprehensive Plan. This effort entitled, **Dauphin County...We Are Open for Business**, is intended to be a collaborative effort between the RDA and real estate professionals/developers to redevelop key sites within the County to create new residential, commercial, and industrial opportunities. The Comprehensive Plan will outline properties eligible for development, addressing slum, blight, and redevelopment issues in Dauphin County. The plan will assist developers in identifying affordable housing needs, and financial incentives for redevelopment of a blighted or devastated community.

Delta conducted interviews with municipal officials to develop a master list of redevelopment sites in Dauphin County, eligible for redevelopment by area individuals in the real estate and development industry. This list will be hosted on the County's Web site on a searchable database and will include information such as current use, size, location, key market information, and photos of the site. The database will also denote if the site is part of a larger redevelopment area. By listing the available properties and land for redevelopment in the Comprehensive Plan, developers can best address the pressing needs of the community (i.e. affordable housing, property and resale value).



# Dauphin County Strategic Redevelopment Plan

## Frequently Asked Questions

### WHAT IS THE PURPOSE OF THIS STRATEGIC PLAN?

The Dauphin County Commissioners and the Redevelopment Authority are committed to working with developers to actively redevelop key sites in Dauphin County. The Strategic Plan identifies sites that are vacant, abandoned or underutilized. The goal of the strategic plan is to create new economic development opportunities in Dauphin County.

### HOW DO I ACCESS THE REDEVELOPMENT SITE INFORMATION?

With the assistance of Delta Development Group, Inc. (Delta), Dauphin County has created a searchable database that will be hosted on the economic development page of the County's website ([www.dauphincounty.org](http://www.dauphincounty.org)). Developers/Realtors will be able to search properties by:

- Size
- Location
- Current use
- Zoning

### IF I AM INTERESTED IN A CERTAIN PROPERTY, WHO DO I CONTACT?

Delta has contacted each property owner to ensure they are willing to have their properties marketed on the County's website. Property owner information has been included for each redevelopment site located in the database. Developers/Realtors can contact property owners directly.

### WHAT ROLE DOES THE REDEVELOPMENT AUTHORITY PLAY IN THE IMPLEMENTATION OF THE STRATEGIC PLAN?

The Redevelopment Authority can offer assistance in helping developers work through the various issues related to redevelopment. This includes site acquisition, consolidation of properties, working with municipal officials and county officials on behalf of the developer, identifying possible funding sources, and serving as the applicant for grant funding, if needed.

# Dauphin County Strategic Redevelopment Plan

## WHAT TYPES OF FINANCIAL INCENTIVES ARE AVAILABLE?

There are a number of agencies that offer assistance with community and economic development initiatives.

They include:

Name of Organization	Services Provided
Dauphin County Department of Community & Economic Development	Provides full array of economic development services; acts as advisor to the County Commissioners
Dauphin County Industrial Development Authority	Dauphin County's finance arm. Engages in tax exempt and taxable bond and mortgage financing on behalf of manufacturers, non-profit organizations and companies interested in establishing corporate headquarters in Dauphin County.
Dauphin County Economic Development Corporation	Partner in real estate development projects and to channel grant funding to municipalities and organizations in need of community and economic development assistance.
Capital Region Economic Development Corporation	Leading private-sector organization for promoting and performing economic development activities in Cumberland, Dauphin and Perry Counties.

# Adams Street Revitalization Properties

## Property Information

### Adams Street Revitalization Property List

24 Adams St, (59-016-001)	122 Adams St, (59-008-058)
109 Adams St, (59-008-035)	128 1/2 Adams St, (59-008-059)
111 Adams St, (59-008-037)	130 Adams St, (59-008-060)
113 Adams St, (59-008-038)	132 Adams St, (59-008-066)
113 1/2 Adams St, (59-008-039)	227 Adams St, (59-006-035)
115 Adams St, (59-008-040)	247 Adams St, (59-006-036)
115 1/2 Adams St, (59-008-041)	257 Adams St, (59-006-041)
119 Adams St, (59-008-042)	147 Adams St, (59-007-025)
119 1/2 Adams St, (59-008-043)	149 Adams St, (59-007-026)
121 Adams St, (59-008-044)	150 Adams St, (59-007-034)
123 Adams St, (59-008-045)	152 Adams St, (59-007-035)
123 1/2 Adams St, (59-008-046)	152 1/2 Adams St, (59-007-036)
125 Adams St, (59-008-047)	154 Adams St, (59-007-037)
127 Adams St, (59-008-048)	162 Adams St, (59-007-040)
129 Adams St, (59-008-049)	166 Adams St, (59-007-041)
133 Adams St, (59-008-050)	168 Adams St, (59-007-042)
133 Adams St, (59-008-051)	170 Adams St, (59-007-043)



## Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	31,625	141,521	278,854
Households	11,788	61,331	121,997
Median Household Income	\$37,384	\$47,664	\$56,696
Per Capita Income	\$18,737	\$25,325	\$25,661
Median Age	33.7	39.5	40.7

**Owner Information:**  
 Borough of Steelton  
 123 North Front St.  
 Steelton, PA 17113

## Additional Information



North Front Street Redevelopment Area (17 Sites)  
Steelton, PA 17113

*102 N. Front Street – Property Information*

**Property Tax ID:** 59-016-041-000-0000  
**Neighborhood:** C5904 Secondary Strip Commercial  
**Property Type:** Commercial  
**Description:** Barber Shop  
**Size:** 996 Sq. Ft./0.0200 Acres  
**Current Property Use:** Commercial  
**Attributes:**  
Barber Shop  
1,214 Sq. Ft.  
**Assessed Valuation:**  
Land: \$5,730  
Building: \$44,000  
Total: \$49,730



*106 N. Front Street – Property Information*

**Property Tax ID:** 59-016-040-00-0000  
**Neighborhood:** C5904 Secondary Strip Commercial  
**Property Type:** Commercial  
**Description:** Multiple Resident (Low Rise)  
**Size:** 780 Sq. Ft./0.0100 Acres  
**Current Property Use:** Commercial  
**Attributes:**  
Multiple Resident (Low Rise)  
840 Sq. Ft.  
**Assessed Valuation:**  
Land: \$4,490  
Building: \$17,500  
Total: \$21,990



*107 N. Front Street – Property Information*

**Property Tax ID:** 59-016-032-00-0000  
**Neighborhood:** C5904 Secondary Strip Commercial  
**Property Type:** Commercial  
**Description:** Retail Store  
**Size:** 4,300 Sq. Ft./0.0900 Acres  
**Current Property Use:** Commercial  
**Attributes:**  
Retail Store  
3,168 Sq. Ft.  
**Assessed Valuation:**  
Land: \$27,200  
Building: \$97,400  
Total: \$124,600



**North Front Street Redevelopment Area (17 Sites)  
Steelton, PA 17113**

*116 N. Front Street – Property Information*

**Property Tax ID:** 59-016-038-00-0000  
**Neighborhood:** C5904 Secondary Strip Commercial  
**Property Type:** Commercial  
**Description:** Office Building  
**Size:** 2,508 Sq. Ft./0.0500 Acres  
**Current Property Use:** Commercial  
**Attributes:**  
Office Building  
2,508 Sq. Ft.  
**Assessed Valuation:**  
Land: \$14,420  
Building: \$118,300  
Total: \$139,020



*120 N. Front Street – Property Information*

**Property Tax ID:** 59-016-037-000-0000  
**Neighborhood:** C5904 Secondary Strip Commercial  
**Property Type:** Commercial  
**Description:** Storage Garage  
**Size:** 3,424 Sq. Ft. /0.08 Acres  
**Current Property Use:** Garage/Auto Dealer  
**Attributes:**  
Storage Garage  
960 Sq. Ft.  
**Assessed Valuation:**  
Land: \$19,690  
Building: \$6,400  
Total: \$26,090



*123 N. Front Street – Property Information*

**Property Tax ID:** 59-016-029-000-0000  
**Neighborhood:** C5904 Secondary Strip Commercial  
**Property Type:** Commercial  
**Description:** Commercial/State Gov. Bldg  
**Size:** 10,400 Sq. Ft. /0.2300 Acres  
**Current Property Use:** Office Building  
**Attributes:**  
Office Building  
11,352 Sq. Ft.  
**Assessed Valuation:**  
Land: \$59,800  
Building: \$345,000  
Total: \$404,800



North Front Street Redevelopment Area (17 Sites)  
Steelton, PA 17113

*140 N. Front Street – Property Information*

**Property Tax ID:** 59-016-035-000-0000  
**Neighborhood:** C5904 Secondary Strip  
**Commercial Property Type:** Commercial  
**Description:** Garage/Auto Dealer  
**Size:** 9,409 Sq. Ft. /.22 Acres  
**Current Property Use:** Garage/Auto Dealer  
**Attributes:**  
Service Repair Garage  
347 Sq. Ft.  
**Assessed Valuation:**  
Land: \$54,100  
Building: \$32,700  
Total: \$86,800



*154 N. Front Street – Property Information*

**Property Tax ID:** 59-016-034-000-0000  
**Neighborhood:** C5904 Secondary Strip Commercial  
**Property Type:** Commercial  
**Description:** Service Repair Garage  
**Size:** 8,682 Sq. Ft./ .1900 Acres  
**Current Property Use:** Service Repair Garage  
**Attributes:**  
Repair Garage  
1,800 Sq. Ft.  
**Assessed Valuation:**  
Land: \$49,920  
Building: \$33,400  
Total: \$83,320



*180 N. Front Street – Property Information*

**Property Tax ID:** 59-016-033-000-0000  
**Neighborhood:** C5904 Secondary Strip Commercial  
**Property Type:** Commercial  
**Description:** Vacant Lot  
**Size:** 8,834 Sq. Ft. /.20 Acres  
**Current Property Use:** Bar/Tavern  
**Attributes:**  
Vacant Bar/Tavern  
2,220 Sq. Ft.  
**Assessed Valuation:**  
Land: \$50,800  
Building: \$107,500  
Total: \$158,300



North Front Street Redevelopment Area (17 Sites)  
Steelton, PA 17113

*202 N. Front Street – Property Information*

**Property Tax ID:** 59-015-034-000-0000  
**Neighborhood:** C5904 Secondary Strip  
**Commercial Property Type:** Residential  
**Description:** Undeveloped Lot  
**Size:** 2,480 Sq. Ft. /.06 Acres  
**Current Property Use:** Residential  
**Attributes:**  
Residential Site  
2,480 Sq. Ft.  
**Assessed Valuation:**  
Land: \$12,830  
Total: \$12,830



*216 N. Front Street – Property Information*

**Property Tax ID:** 59-015-032-000-0000  
**Neighborhood:** C5904 Secondary Strip Commercial  
**Property Type:** Commercial/Industrial  
**Description:** Commercial  
**Size:** 4,453 Sq. Ft. /.10 Acres  
**Current Property Use:** Retail/Commercial  
**Attributes:**  
Barber Shop  
3,250 Sq. Ft.  
**Assessed Valuation:**  
Land: \$25,600  
Building: \$81,100  
Total: \$106,700



*220 N. Front Street – Property Information*

**Property Tax ID:** 59-015-031-000-0000  
**Neighborhood:** C5904 Secondary Strip Commercial  
**Property Type:** Undeveloped Lot  
**Description:** Lo1- Bldg Lot  
**Size:** 2,398 Sq. Ft./0.06 Acres  
**Current Property Use:** Store/Retail  
**Attributes:**  
Undeveloped Lot  
2,398 Sq. Ft.  
**Assessed Valuation:**  
Land: \$12,410  
Total: \$12,410



## North Front Street Redevelopment Area (17 Sites) Steelton, PA 17113

### LIA, North Front Street - Property Information

**Property Tax ID:** 59-019-009-000-0000  
**Neighborhood:** C5906 Industrial Park, Industrial Air  
**Property Type:** Commercial  
**Description:** Parking Lot  
**Size:** 165,964 Sq. Ft./3.8100 Acres

**Current Property Use:** Commercial

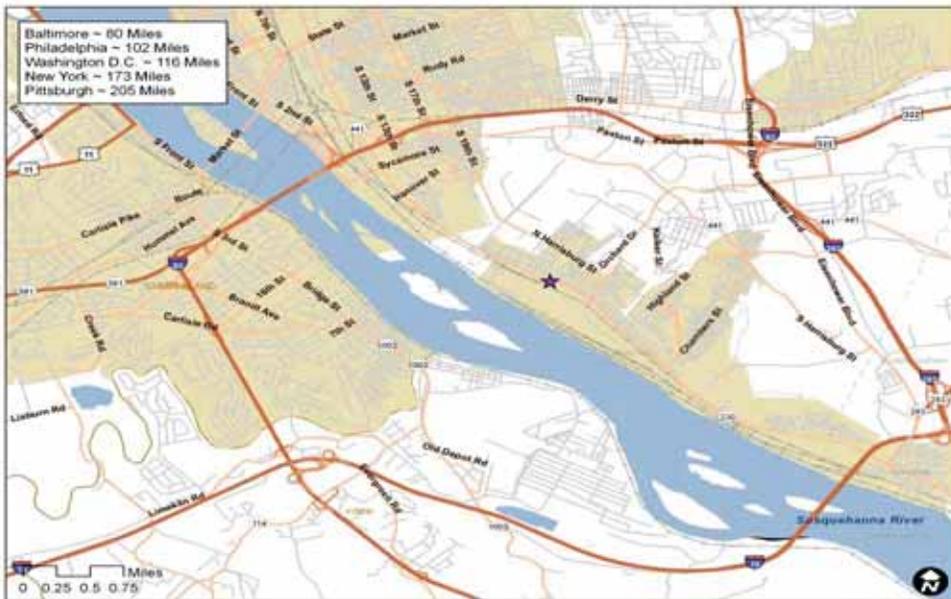
**Assessed Valuation:**  
 Land: \$150,100  
 Total: \$150,100



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	28,342	145,283	284,304
Households	10,484	62,942	124,367
Median Household Income	\$37,010	\$47,963	\$57,176
Per Capita Income	\$18,411	\$25,421	\$28,861
Median Age	33.4	39.5	40.7

### Additional Information



**Owner Information:**  
 Borough of Steelton  
 123 N. Front St.  
 Steelton, PA 17113

## Middletown Redevelopment Area Whitehouse Lane, Middletown, PA 17057

### Property Information

**Property Tax ID:** 30-029-015-000-0000  
**Neighborhood:** C3006- Industrial Park,  
 Industrial Airport

**Property Type:** Commercial  
**Description:** Undeveloped  
**Size:** 843,889 Sq. Ft. / 19.3700 Acres

**Current Property Use:** Undeveloped

**Attributes:** N/A

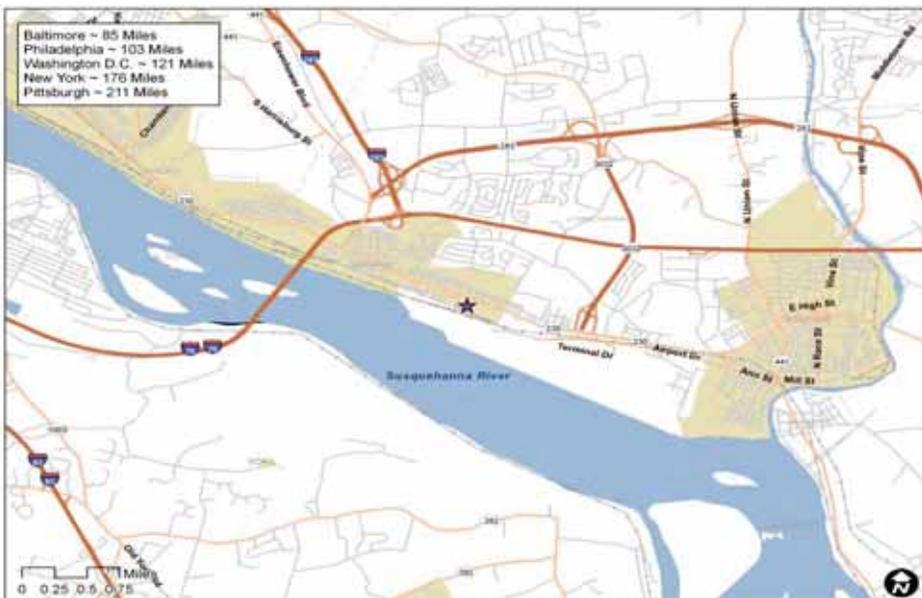
**Assessed Valuation:**  
 Land: \$310,550  
 Total: \$310,550



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	10,936	70,227	211,129
Households	4,572	28,209	90,224
Median Household Income	\$51,409	\$48,457	\$52,589
Per Capita Income	\$25,302	\$23,742	\$27,268
Median Age	38.6	37.8	40.1

### Site Map



**Owner Information:**  
 Susquehanna Area Regional  
 Airport Authority  
 1 Terminal Drive, Suite 300  
 Middletown, PA 17057

Middletown Redevelopment Area  
Whitehouse Lane, Middletown, PA 17057



**Lykens Redevelopment Area (4 Sites)  
North 2<sup>nd</sup> Street, Lykens, PA 17048**

*Property Information*

**Property Tax ID:** 38-004-040-000-0000  
**Neighborhood:** 38002- Lykens Boro, North Side  
**Property Type:** Commercial  
**Description:** Storage Warehouse  
**Size:** 36,398 Sq. Ft./0.8300 Acres

**Current Property Use:** Elementary School

**Attributes:**

Storage Warehouse  
 20,718 Sq. Ft.

**Assessed Valuation:**

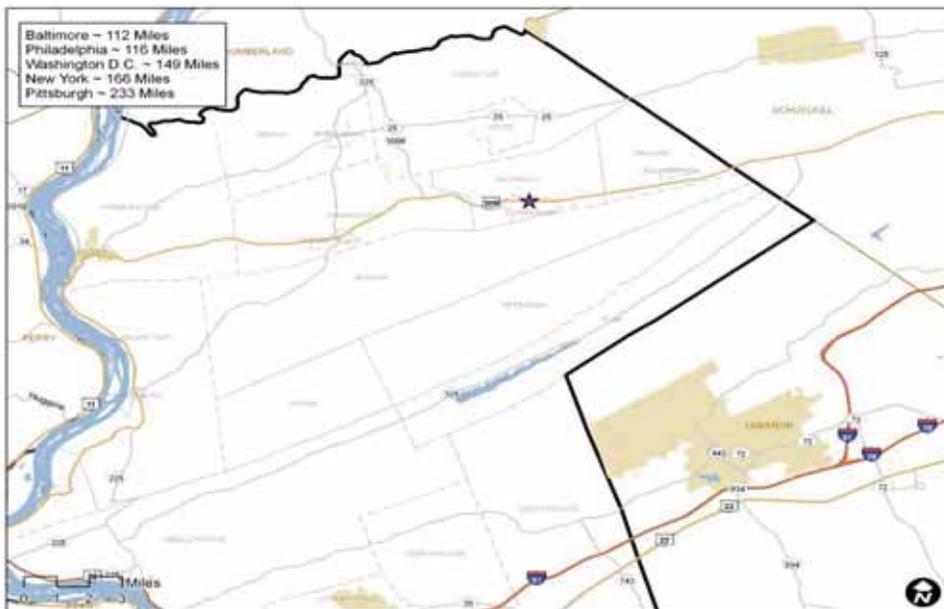
Land: \$12,740  
 Building: \$133,300  
 Total: \$146,040



*Market Profile*

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	2,908	6,947	11,496
Households	1,196	2,923	4,835
Median Household Income	\$44,192	\$44,121	\$43,464
Per Capita Income	\$21,937	\$21,466	\$21,033
Median Age	42.2	42.1	42.1

*Additional Information*



**Owner Information:**

David M. Kiscadden  
 PO Box 4123  
 Harrisburg, PA 17111

Lykens Redevelopment Area (4 Sites)  
North 2<sup>nd</sup> Street, Lykens, PA 17048



**Lykens Redevelopment Area (4 Sites)  
605 Main Street, Lykens, PA 17048**

*Property Information*

**Property Tax ID:** 37-002-022-000-0000  
**Neighborhood:** 37002- Lykens Boro, North Side  
**Property Type:** Commercial  
**Description:** Storage Garage  
**Size:** 4,200 Sq. Ft./0.0900 Acres

**Current Property Use:** Storage Garage

**Attributes:**  
 Storage Garage  
 4,818 Sq. Ft.

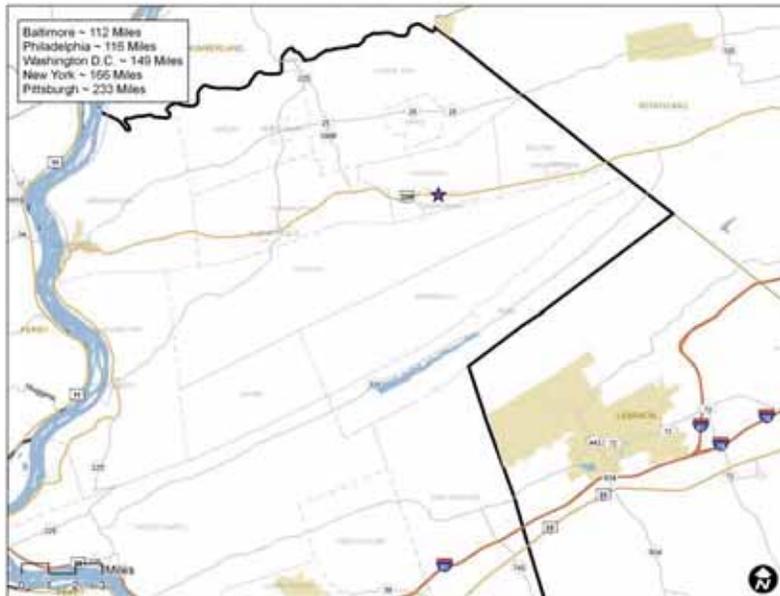
**Assessed Valuation:**  
 Land: \$7,140  
 Building: \$62,300  
 Total: \$69,440



*Market Profile*

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	2,908	6,947	11,496
Households	1,196	2,923	4,835
Median Household Income	\$44,192	\$44,121	\$43,464
Per Capita Income	\$21,937	\$21,466	\$21,033
Median Age	42.2	42.1	42.1

*Additional Information*



**Owner Information:**  
 Integrity Bank  
 3345 Market Street  
 Camp Hill, PA 17011

**Lykens Redevelopment Area (4 Sites)  
601 Main Street, Lykens, PA 17048**

*Property Information*

**Property Tax ID:** 37-002-021-000-0000  
**Neighborhood:** 37002- Lykens Boro, North Side  
**Property Type:** Commercial  
**Description:** Office Building  
**Size:** 3,600 Sq. Ft./.0800 Acres

**Current Property Use:** Office Building

**Attributes:**  
 Office Building  
 3,200 Sq. Ft.

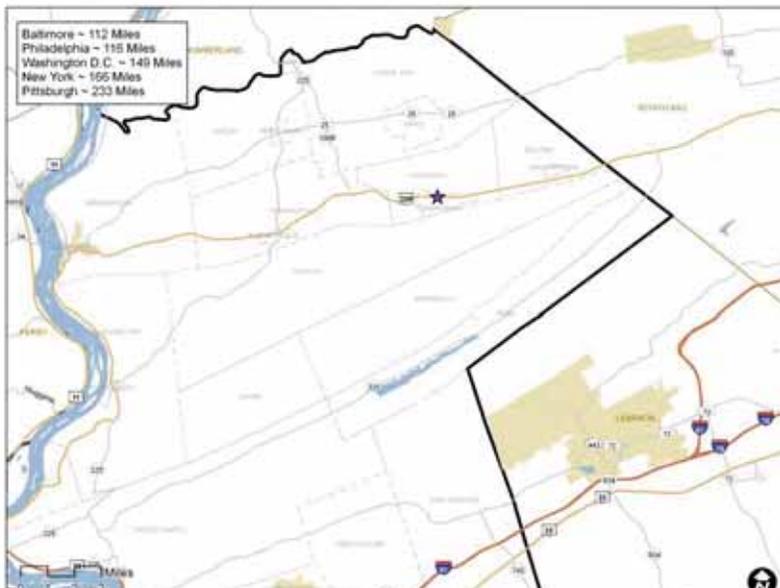
**Assessed Valuation:**  
 Land: \$6,840  
 Building: \$122,900  
 Total: \$129,740



*Market Profile*

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	2,908	6,947	11,496
Households	1,196	2,923	4,835
Median Household Income	\$44,192	\$44,121	\$43,464
Per Capita Income	\$21,937	\$21,466	\$21,033
Median Age	42.2	42.1	42.1

*Additional Information*



**Owner Information:**  
 Centric Bank National  
 4320 Linglestown Road  
 Harrisburg, PA 17112

## Lykens Redevelopment Area (4 Sites) 600 Main Street, Lykens, PA 17048

### Property Information

**Property Tax ID:** 37-006-001-000-0000  
**Neighborhood:** 37002- Lykens Boro, North Side  
**Property Type:** Commercial  
**Description:** Lykens Hotel  
**Size:** 9,100 Sq. Ft./2000 Acres  
**Current Property Use:** Storage Garage

**Attributes:**  
 Storage Garage  
 17,289 Sq. Ft.

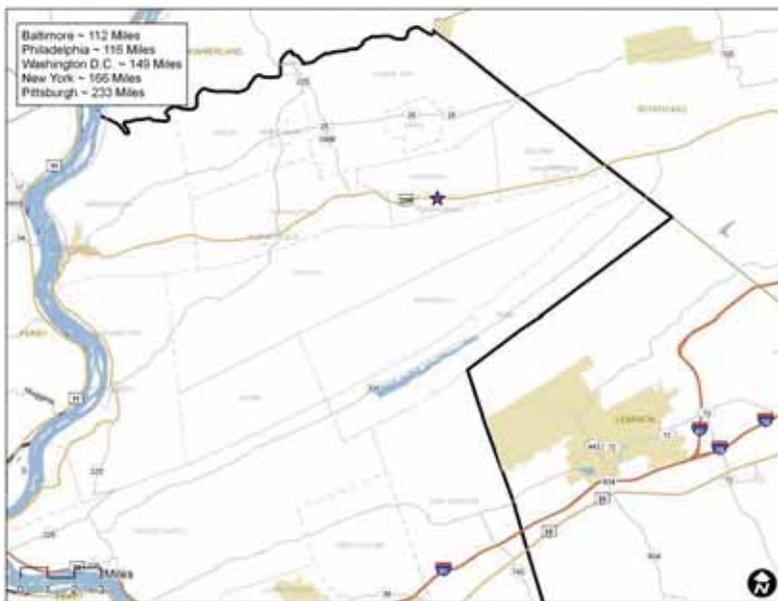
**Assessed Valuation:**  
 Land: \$9,560  
 Building: \$5,300  
 Total: \$14,860



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	2,908	6,947	11,496
Households	1,196	2,923	4,835
Median Household Income	\$44,192	\$44,121	\$43,464
Per Capita Income	\$21,937	\$21,466	\$21,033
Median Age	42.2	42.1	42.1

### Additional Information



**Owner Information:**  
 Lykens Community  
 Development  
 105 Main Street  
 Lykens, PA 17048

Lykens Redevelopment Area (4 Sites)  
600 Main Street, Lykens, PA 17048



## Halifax Township Redevelopment Area 1500 Armstrong Valley Road, Halifax, PA 17032

### Property Information

**Property Tax ID:** 29-009-011-000-0000

**Neighborhood:** 29001 Halifax

**Property Type:** Commercial

**Description:** Primary Site- Undeveloped

**Size:** 4,356,000 Sq. Ft./100.00 Acres

**Current Property Use:** Undeveloped Land

**Attributes:**

Storage Warehouse

85,620 Sq. Ft.

**Assessed Valuation:**

Land: \$655,000

Building: \$5,391,200

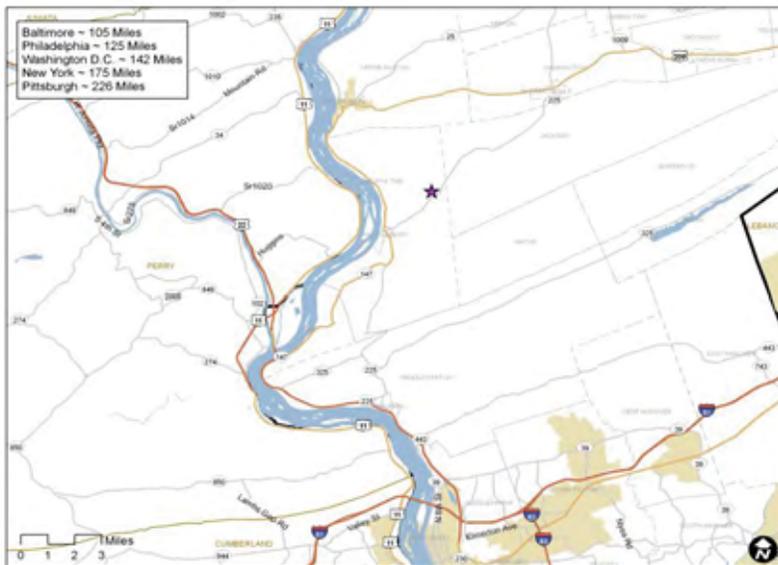
Total: \$6,046,200



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	2,092	4,806	11,675
Households	845	1,892	4,878
Median Household Income	\$56,610	\$51,983	\$49,450
Per Capita Income	\$24,054	\$23,238	\$23,164
Median Age	39.5	41.4	41.8

### Additional Information



**Owner Information:**  
Chesapeake Holdings Park LLC  
213 Market Street, Bldg 4<sup>th</sup> Floor  
Harrisburg, PA 17102-2141

Halifax Township Redevelopment Area  
1500 Armstrong Valley Road, Halifax, PA 17032



**Swatara Township Redevelopment Area  
3501 Paxton Street, Harrisburg, PA 17111**

*Property Information*

**Property Tax ID:** 63-024-055-000-0000  
**Neighborhood:** C6303- Primary Strip Commercial  
**Property Type:** Commercial  
**Description:** Department Store- Strip Commercial  
**Size:** 2,635,119 Sq. Ft./60.4900 Acres

**Current Property Use:**  
Retail Mall

**Assessed Valuation:**  
 Land: \$12,098,800  
 Buildings: \$46,157,100  
 Total: \$58,255,900



**Attributes:**

- Department Store  
62,950 Sq. Ft.
- Department Store  
73,684 Sq. Ft.
- Department Store  
70,280 Sq. Ft.
- Retail Store  
149,120 Sq. Ft.
- Discount Store  
39,500 Sq. Ft.
- Restaurant  
6,127 Sq. Ft.
- Theater  
59,964 Sq. Ft.
- Retail Store  
13,900 Sq. Ft.

*Market Profile*

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	36,480	156,580	301,103
Households	14,055	67,494	126,266
Median Household Income	\$41,755	\$49,420	\$57,221
Per Capita Income	\$20,390	\$25,801	\$28,982
Median Age	36.0	39.6	40.9

*Additional Information*



**Owner Information:**  
 COBA Inc.  
 3501 Paxton Street  
 Harrisburg, PA 17111

Swatara Township Redevelopment Area  
3501 Paxton Street, Harrisburg, PA 17111



**Elizabethville Borough Redevelopment Area  
29 South Vine Street, Elizabethville, PA 17023**

*Property Information*

**Property Tax ID:** 26-022-029-000-0000  
**Neighborhood:** 26005- Southeast E-Ville  
**Property Type:** Commercial  
**Description:** Storage Warehouse  
**Size:** 38,332 Sq. Ft./.8800 Acres

**Current Property Use:** Storage Warehouse

**Attributes:**

*Storage Warehouse*

3,312 Sq. Ft.

*Storage Garage*

1,538 Sq. Ft.

*Storage Garage*

928 Sq. Ft.

*Storage Garage*

1,800 Sq. Ft.

**Assessed Valuation:**

Land: \$17,250

Buildings: \$130,600

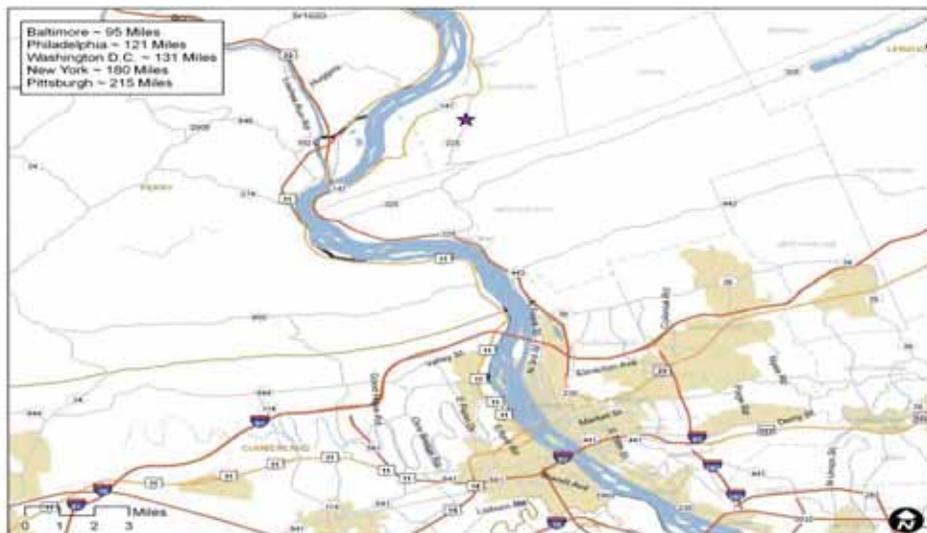
Total: \$147,850



*Market Profile*

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	2,117	3,899	15,181
Households	888	1,560	6,389
Median Household Income	\$48,043	\$49,510	\$53,312
Per Capita Income	\$23,641	\$23,210	\$25,078
Median Age	41.5	41.7	42.7

*Additional Information*



**Owner Information:**  
 James S. Facinelli  
 PO Box 978  
 Elizabethville, PA 17023

Elizabethville Borough Redevelopment Area  
29 South Vine Street, Elizabethville, PA 17023



**Williamstown Borough Redevelopment Area  
117 East Market Street, Williamstown, PA 17098**

*Property Information*

**Property Tax ID:** 70-003-029-000-0000  
**Neighborhood:** 70001 Williamstown  
**Property Type:** Commercial  
**Description:** Primary Site- Storage Garage  
**Size:** 5,405 Sq. Ft./1200 Acres

**Current Property Use:** Storage Garage

**Attributes:**  
 Storage Garage  
 3,660 Sq. Ft.

**Assessed Valuation:**  
 Land: \$10,540  
 Building: \$20,400  
 Total: \$30,940



*Market Profile*

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	2,476	7,732	8,445
Households	1,054	3,269	3,595
Median Household Income	\$44,234	\$42,462	\$42,625
Per Capita Income	\$20,911	\$20,871	\$21,014
Median Age	43.2	43.1	43.1

*Additional Information*



**Owner Information:**  
 Dane S. Williard  
 425 Greenfield Street  
 Williamstown, PA 17098

Williamstown Borough Redevelopment Area  
117 East Market Street, Williamstown, PA 17098



**Highspire Borough Redevelopment Area  
410 Market Street, Highspire, PA 17034**

*Property Information*

**Property Tax ID:** 30-008-005-000-0000  
**Neighborhood:** 30003 Klugh St. Area  
**Property Type:** Residential  
**Description:** One Story Residential  
**Size:** 5,749 Sq. Ft./1300 Acres  
**Current Property Use:** Residential

**Attributes:**

One Story- Residential  
 843 Sq. Ft.  
 One Story- Residential  
 480 Sq. Ft.

**Assessed Valuation:**

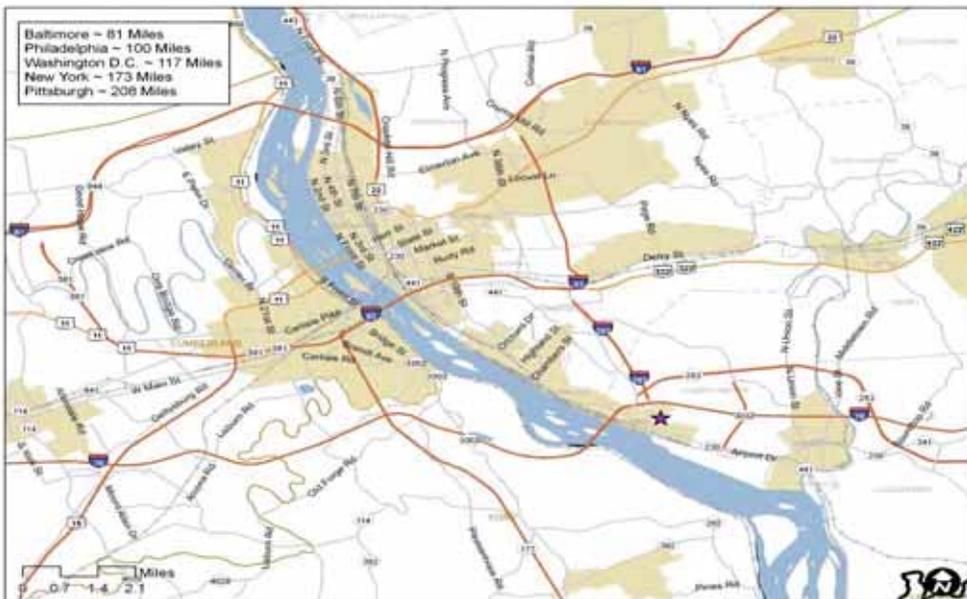
Land: \$10,350  
 Building: \$69,800  
 Total: \$80,150



*Market Profile*

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	7,183	79,664	216,555
Households	3,106	32,330	92,641
Median Household Income	\$54,363	\$47,778	\$52,951
Per Capita Income	\$26,650	\$23,762	\$27,489
Median Age	40.1	37.8	40.2

*Additional Information*



**Owner Information:**  
 George L. Beard  
 410 Market Street  
 Highspire, PA 17034

# Highspire Borough Redevelopment Area

## 418 Market Street, Highspire, PA 17034

### Property Information

**Property Tax ID:** 30-008-006-000-0000

**Neighborhood:** 30003 Klugh St. Area

**Property Type:** Residential

**Description:** Two Story Residential

**Size:** 8,624 Sq. Ft./1900 Acres

**Current Property Use:** Residential

**Attributes:**

Two Story- Residential  
804 Sq. Ft.

**Assessed Valuation:**

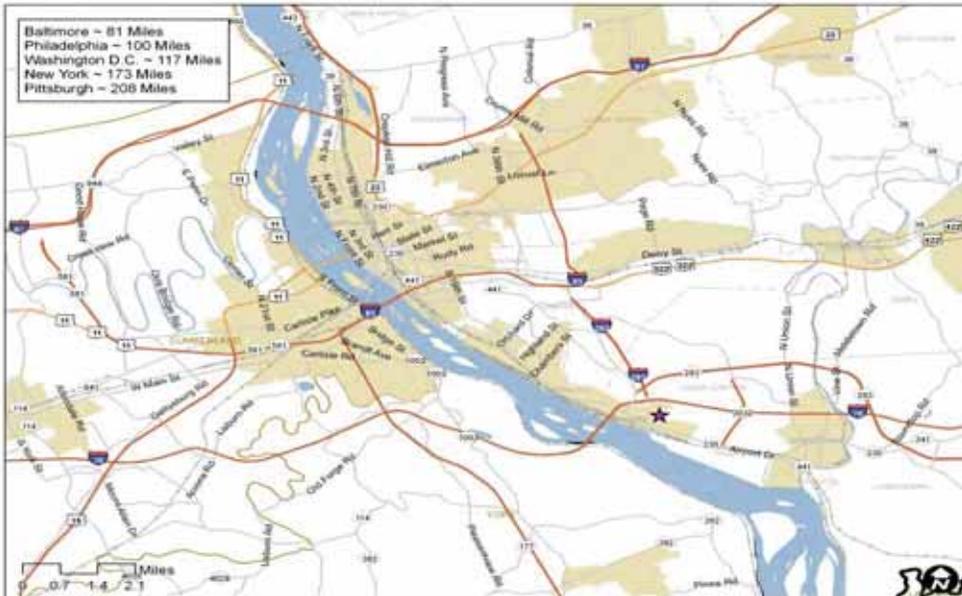
Land: \$12,500  
Building: \$36,500  
Total: \$49,000



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	7,183	79,664	216,555
Households	3,106	32,330	92,641
Median Household Income	\$54,363	\$47,778	\$52,951
Per Capita Income	\$26,650	\$23,762	\$27,489
Median Age	40.1	37.8	40.2

### Additional Information



**Owner Information:**

George L. Beard  
418 Market Street  
Highspire, PA 17034

# Highspire Borough Redevelopment Area

## 420 Market Street, Highspire, PA 17034

### Property Information

**Property Tax ID:** 30-008-007-000-0000

**Neighborhood:** 30003 Klugh St. Area

**Property Type:** Residential

**Description:** Two Story Residential

**Size:** 14,375 Sq. Ft./.3300 Acres

**Current Property Use:** Residential

**Attributes:**

Two Story- Residential

744 Sq. Ft.

**Assessed Valuation:**

Land: \$13,660

Building: \$44,500

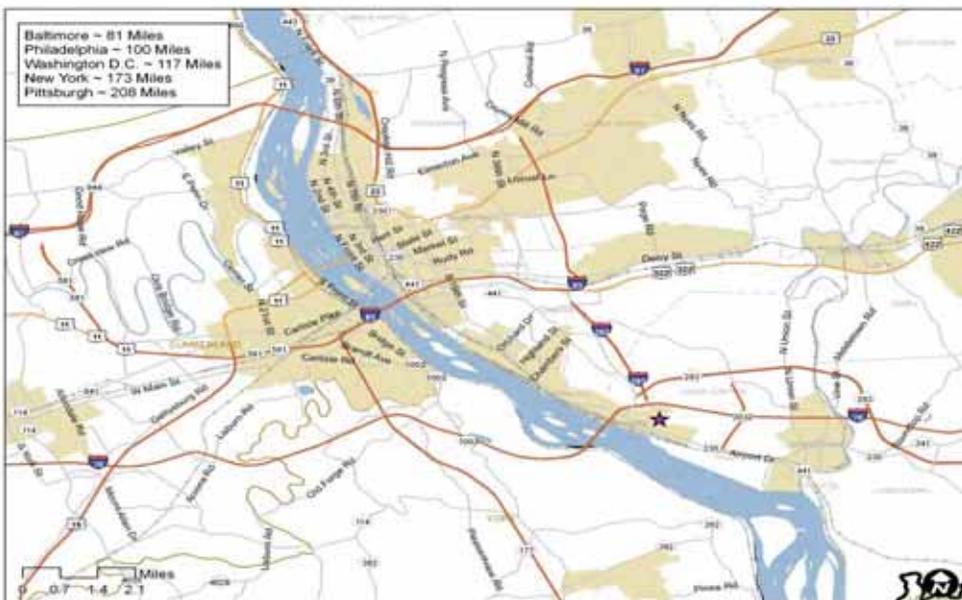
Total: \$58,160



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	7,183	79,664	216,555
Households	3,106	32,330	92,641
Median Household Income	\$54,363	\$47,778	\$52,951
Per Capita Income	\$26,650	\$23,762	\$27,489
Median Age	40.1	37.8	40.2

### Additional Information



**Owner Information:**

George L. Beard  
 418 Market Street  
 Highspire, PA 17034

## Halifax Borough Redevelopment Area Water Street, Halifax, PA 17032

### Property Information

**Property Tax ID:** 28-017-003-000-0000

**Neighborhood:** 28001 Halifax

**Property Type:** Residential

**Description:** Primary Site- Undeveloped

**Size:** 2,853,180 Sq. Ft./65.500 Acres

**Current Property Use:**

Undeveloped Land

**Assessed Valuation:**

Land: \$162,260

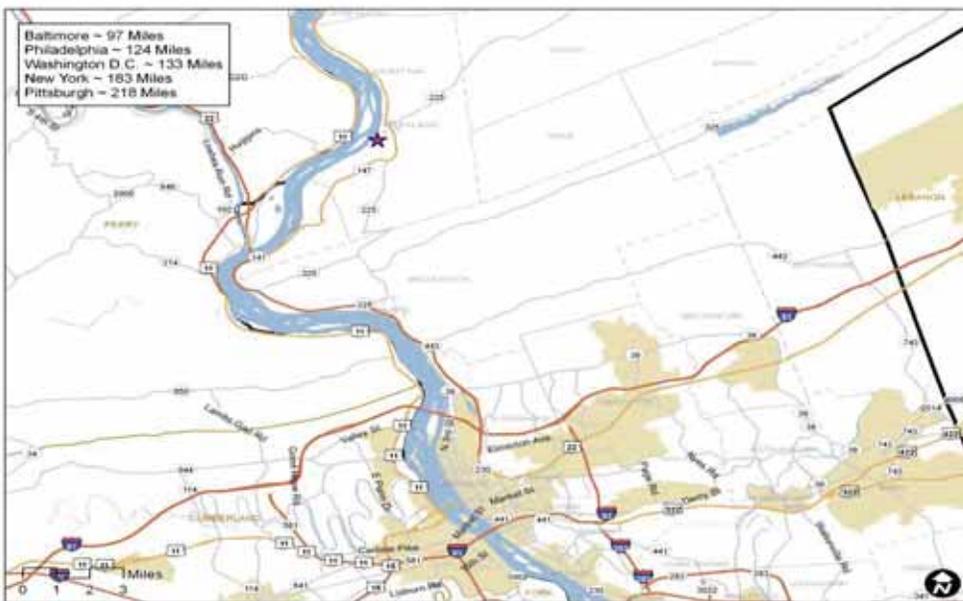
Total: \$162,260



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	1,498	4,983	10,851
Households	645	2,045	4,598
Median Household Income	\$48,066	\$49,023	\$48,907
Per Capita Income	\$23,232	\$22,847	\$23,404
Median Age	39.6	41.6	42.1

### Additional Information



**Owner Information:**

Halifax Borough  
PO Box 410  
Halifax, PA 17032

Halifax Borough Redevelopment Area  
Water Street, Halifax, PA 17032



## Halifax Borough Redevelopment Area 38 2<sup>nd</sup> Street, Halifax, PA 17032

### Property Information

**Property Tax ID:** 28-001-015-000-0000  
**Neighborhood:** 28001 Halifax Boroughs  
**Property Type:** Commercial  
**Description:** Equipment Shop/Building  
**Size:** 7,800 Sq. Ft./1700 Acres

**Current Property Use:** Commercial

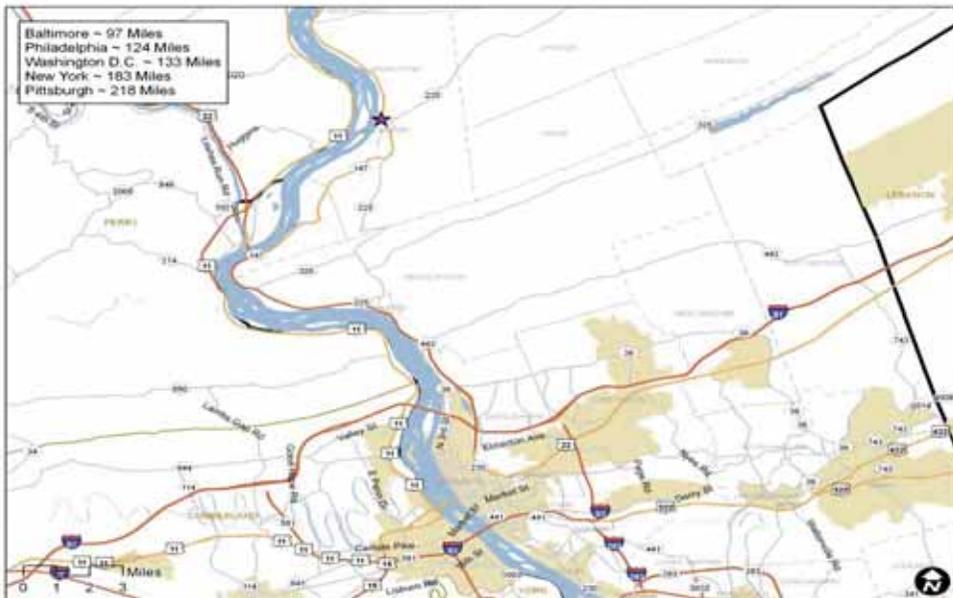
**Assessed Valuation:**  
 Land: \$14,040  
 Total: \$14,040



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	2,097	8,237	14,119
Households	869	3,485	5,850
Median Household Income	\$48,016	\$48,774	\$50,196
Per Capita Income	\$22,807	\$23,435	\$23,645
Median Age	40.4	42.0	42.5

### Additional Information



**Owner Information:**  
 The Borough of Halifax  
 PO Box 419  
 Halifax, PA 17032

Halifax Borough Redevelopment Area  
38 2<sup>nd</sup> Street, Halifax, PA 17032



# Lytle Farms Redevelopment Project

## 915 East Harrisburg Pike, Middletown, PA 17057

### Property Information

**Property Tax ID:** 34-005-008-000-0000  
**Neighborhood:** 34008-Londonderry Township  
**Property Type:** Residential  
**Description:** Two Story Residential  
**Size:** 217,800 Sq. Ft. /5.00 Acres  
**Current Property Use:** Two Story Residential

**Attributes:**

Two Story  
 896 Sq. Ft.

**Assessed Valuation:**

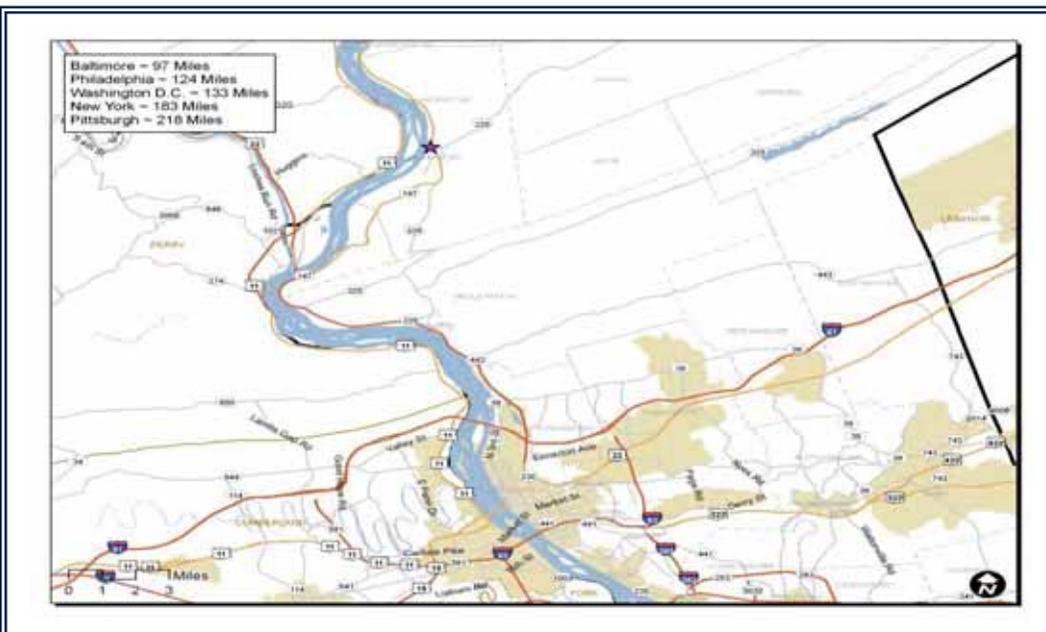
Land: 57,600  
 Building: 121,300  
 Total: 178,900



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	2,097	8,237	14,119
Households	869	3,485	5,850
Median Household Income	\$48,016	\$48,774	\$50,196
Per Capita Income	\$22,807	\$23,435	\$23,645
Median Age	40.4	42.0	42.5

### Additional Information



**Owner Information:**  
 Paul M. Lytle, Jr.  
 915 East Harrisburg Pike  
 Middletown, PA 17057

## Lytle Farms Redevelopment Project

### 915 East Harrisburg Pike, Middletown, PA 17057

#### Property Information

**Property Tax ID:** 34-009-004-000-0000  
**Neighborhood:** 34008-Londonderry Township  
**Property Type:** Farmland with Buildings  
**Description:** Undeveloped Land  
**Size:** 14,244,120 Sq. Ft. / 654.00 Acres

**Current Property Use:** 2-Story Building with Farmland

**Attributes:**

*Two Story*  
 1,280 Sq. Ft.  
*Two Story*  
 641 Sq. Ft.

**Assessed Valuation:**

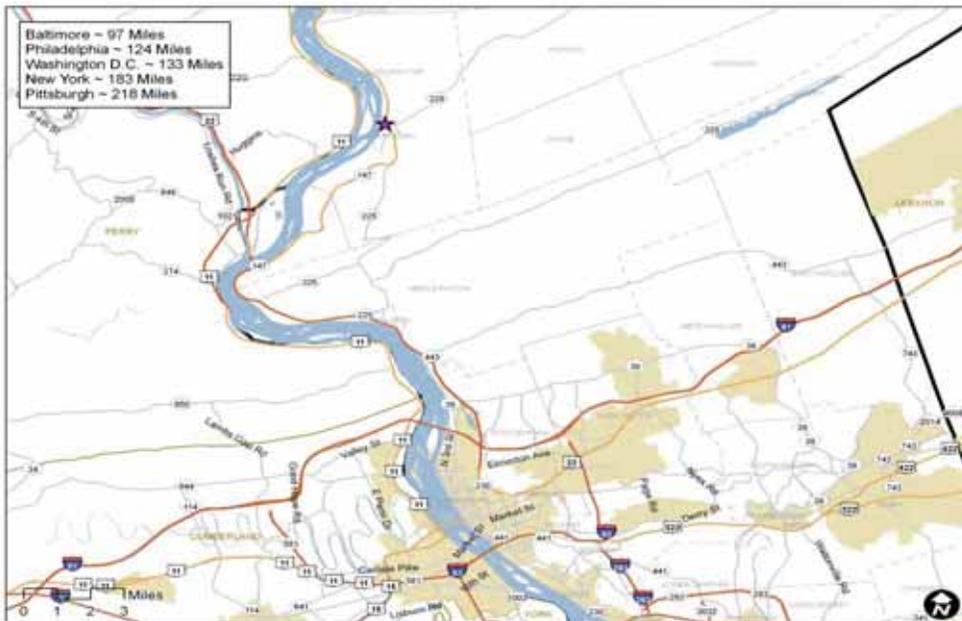
Land: \$960,800  
 Building: \$151,500  
 Total: \$178,900



#### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	2,097	8,237	14,119
Households	869	3,485	5,850
Median Household Income	\$48,016	\$48,774	\$50,196
Per Capita Income	\$22,807	\$23,435	\$23,645
Median Age	40.4	42.0	42.5

#### Additional Information



**Owner Information:**

Tuck A Way II LLC  
 1085 Manheim Pike  
 Lancaster, PA 17601

# Lytle Farms Redevelopment Project

## Route 230/East Harrisburg Pike, Middletown, PA 17057

### Property Information

**Property Tax ID:** 34-010-116-000-0000  
**Neighborhood:** 34008-Londonderry Township  
**Property Type:** Residential  
**Description:** Two Story Residential  
**Size:** 10,506 Sq. Ft. /.24 Acres

**Current Property Use:** Two Story Residential

**Attributes:**

Two Story Building  
 576 Sq. Ft.

**Assessed Valuation:**

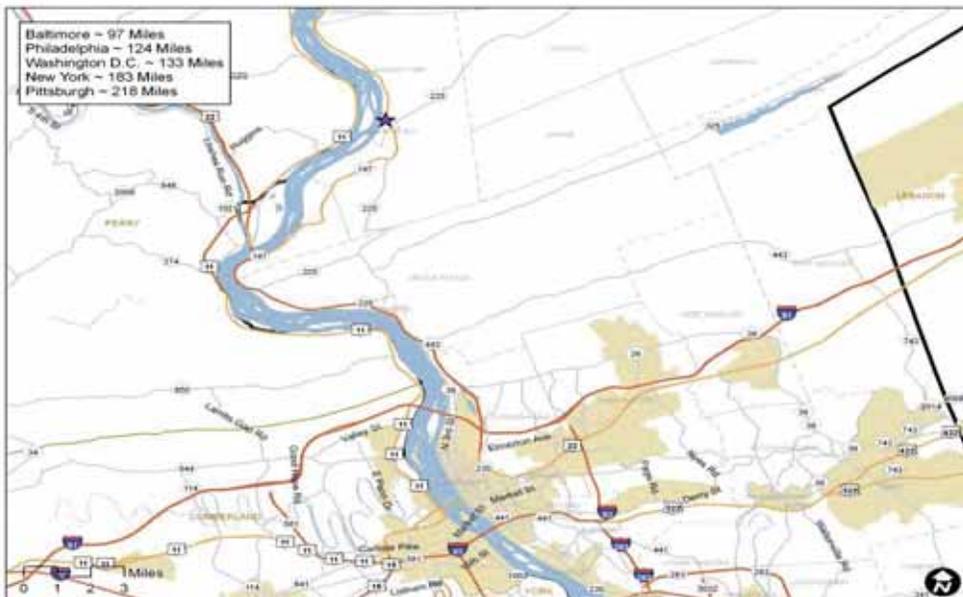
Land: \$11,030  
 Building: \$54,000  
 Total: \$65,030



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	2,097	8,237	14,119
Households	869	3,485	5,850
Median Household Income	\$48,016	\$48,774	\$50,196
Per Capita Income	\$22,807	\$23,435	\$23,645
Median Age	40.4	42.0	42.5

### Additional Information



**Owner Information:**

Tuck A Way II LLC  
 1085 Manheim Pike  
 Lancaster, PA 17601

## School Heights Village

### Schoolhouse Road, Track 1, Londonderry, PA 17057

#### Property Information

**Property Tax ID:** 34-011-085-000-0000  
**Neighborhood:** 34008- Londonderry Township  
**Property Type:** Residential  
**Description:** Undeveloped Land  
**Size:** 3,291,829 Sq. Ft. / 75.5700 Acres

**Current Property Use:** Undeveloped Land

**Assessed Valuation:**

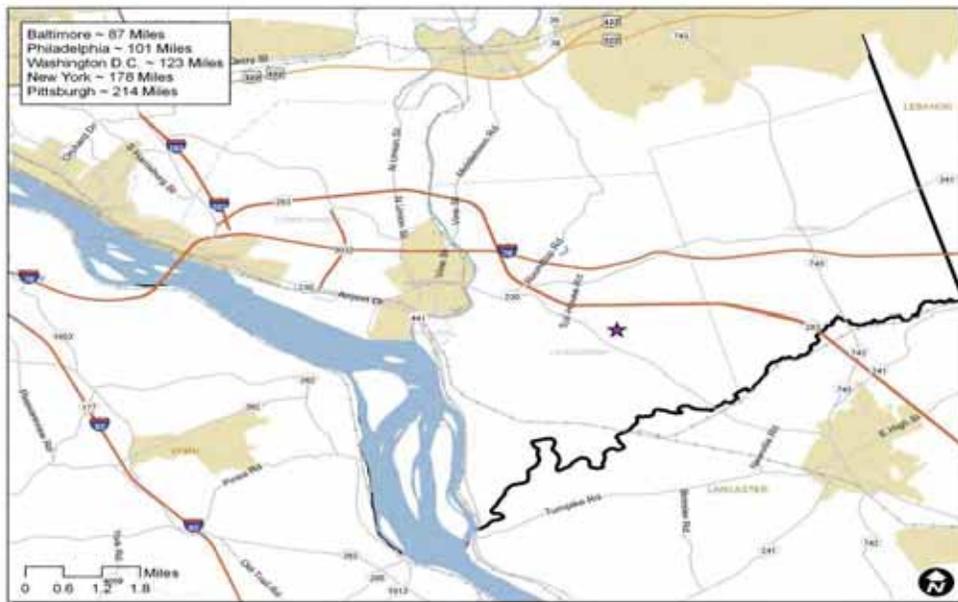
Land: \$142,250  
 Total: \$142,250



#### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	2,379	30,235	83,497
Households	922	12,542	32,868
Median Household Income	\$52,997	\$56,298	\$60,648
Per Capita Income	\$23,066	\$26,789	\$28,224
Median Age	40.8	39.4	39.9

#### Additional Information



**Owner Information:**  
 Snyders Rose Projects LP  
 119 West Lancaster Ave.  
 Shillington, PA 19607

School Heights Village  
Schoolhouse Road, Track 1, Londonderry, PA 17057



# Williams Township Redevelopment Site

## Route 209, Williamstown, PA 17098

### Property Information

**Property Tax ID:** 72-005-053-000-0000  
**Neighborhood:** 72001 Williams Township General  
**Property Type:** Commercial  
**Description:** Primary Site- Restaurant/Tavern  
**Size:** Primary Site- 43,560 Sq. Ft. /1.0 Acres  
 Residual Site- 239,580 Sq. Ft. / 5.5 Acres  
**Current Property Use:** Bar/Tavern



**Attributes:**

Bar/Tavern  
 2,812 Sq. Ft.  
 Mobile Home  
 840 Sq. Ft.

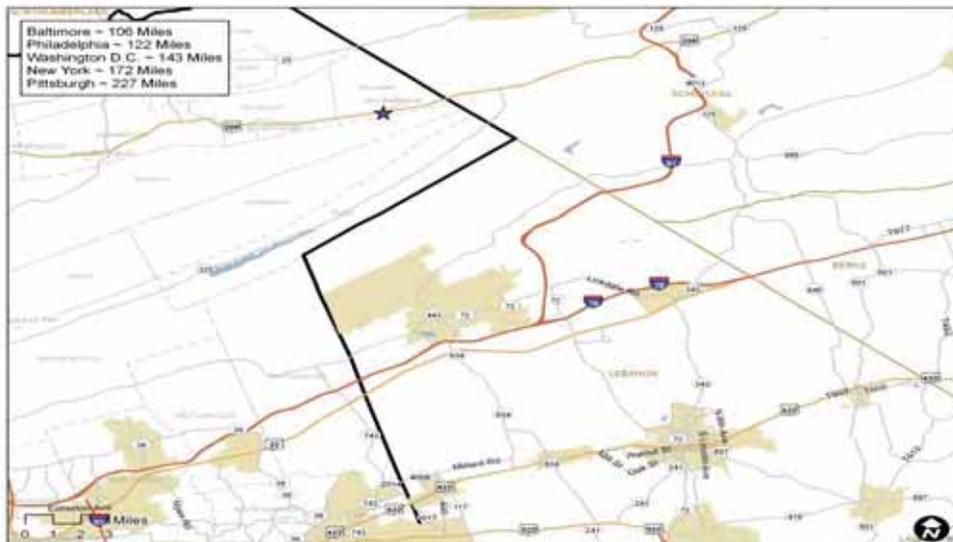
**Assessed Valuation:**

Land: \$44,360  
 Buildings: \$69,200

### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	2,686	7,842	9,261
Households	1,136	3,323	3,951
Median Household Income	\$43,273	\$42,468	\$42,709
Per Capita Income	\$20,593	\$20,876	\$21,065
Median Age	43.2	43.1	42.9

### Additional Information



**Owner Information:**

Integrity Bank  
 3345 Market Street  
 Camp Hill, PA 17011

Williams Township Redevelopment Site  
Route 209, Williamstown, PA 17098



## Swatara Township Redevelopment Sites

8001 Grayson Road, Harrisburg, PA 17111

### Property Information

**Property Tax ID:** 63-023-068-000-0000  
**Neighborhood:** 63004- Commercial Strip  
**Property Type:** Residential  
**Description:** Apartments-Residential  
**Size:** 17,929 Sq. Ft./ .41 Acres

**Current Property Use:** Apartments

**Attributes:**

Two Story Building  
 780 Sq. Ft.

**Assessed Valuation:**

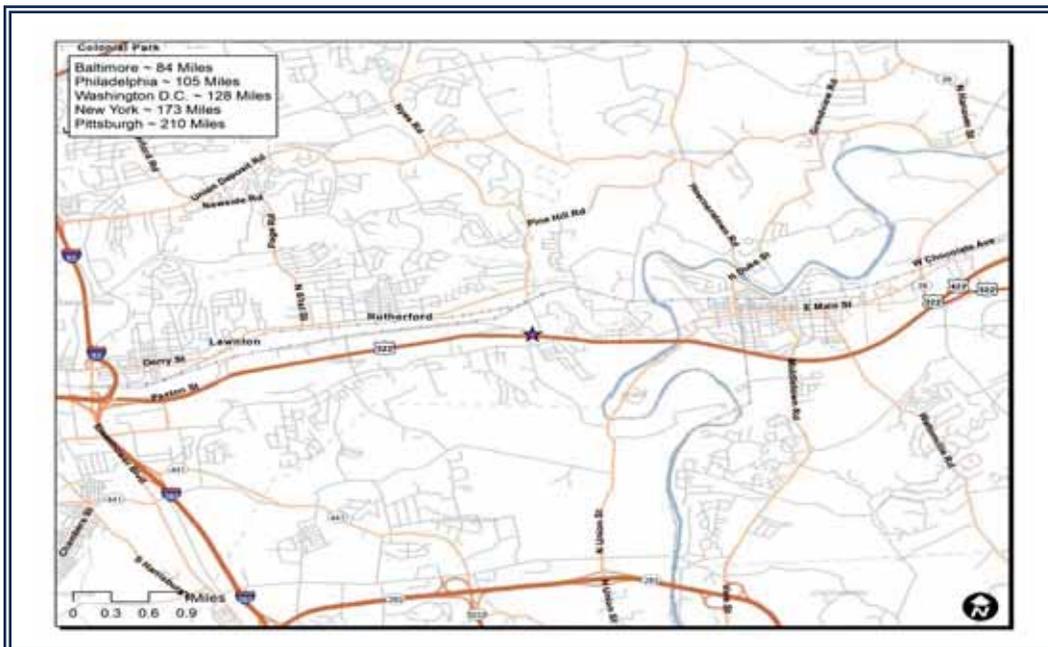
Land: \$75,000  
 Building: \$65,800  
 Total: \$140,800



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	11,591	132,052	267,768
Households	4,947	55,374	113,787
Median Household Income	\$61,017	\$51,152	\$55,163
Per Capita Income	\$29,425	\$27,134	\$28,557
Median Age	40.0	39.2	40.8

### Additional Information



**Owner Information:**  
 Richard L. Breski  
 8001 Grayson Road  
 Harrisburg, PA 17111-5421

# Swatara Township Redevelopment Sites

8001 Grayson Road, Harrisburg, PA 17111

## Property Information

**Property Tax ID:** 63-023-074-000-0000

**Neighborhood:** 6306- Industrial Park

**Property Type:** Commercial

**Description:** Industrial

**Size:** 19,863 Sq. Ft./ .43 Acres

**Current Property Use:** Storage Garage

**Assessed Valuation:**

Land: \$32,830

Building: \$70,100

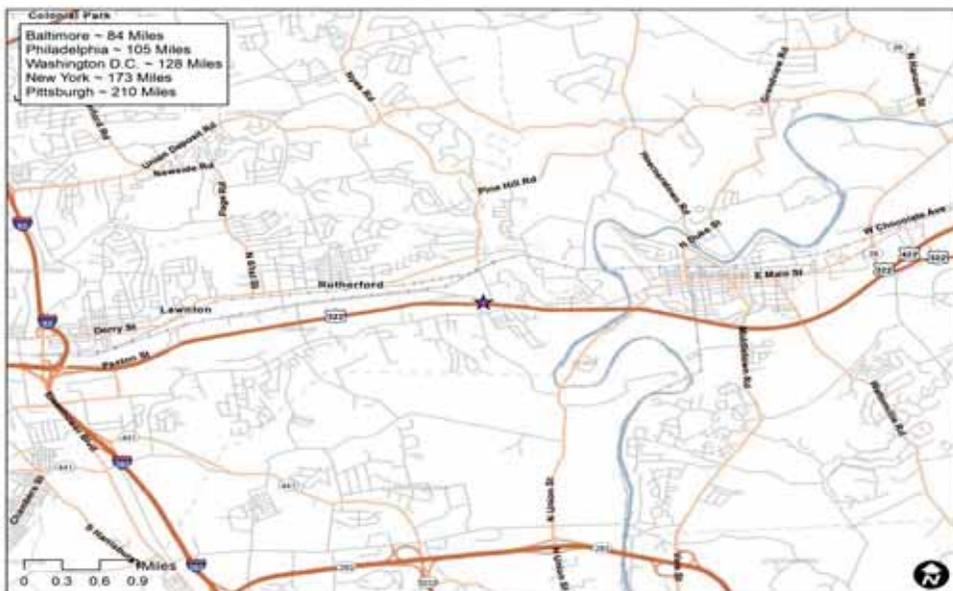
Total: \$102,930



## Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	11,591	132,052	267,768
Households	4,947	55,374	113,787
Median Household Income	\$61,017	\$51,152	\$55,163
Per Capita Income	\$29,425	\$27,134	\$28,557
Median Age	40.0	39.2	40.8

## Additional Information



**Owner Information:**  
Richard L. Breski  
8001 Grayson Road  
Harrisburg, PA 17111-5421

# Swatara Township Redevelopment Sites

Lot 3 Grayson Road, Harrisburg, PA 17111

## Property Information

**Property Tax ID:** 63-023-075-000-0000

**Neighborhood:** 6306- Industrial Park

**Property Type:** Commercial

**Description:** Commercial Land

**Size:** 17,729 Sq. Ft./ .41 Acres

**Current Property Use:** Undeveloped Land

**Assessed Valuation:**

Land: \$26,370

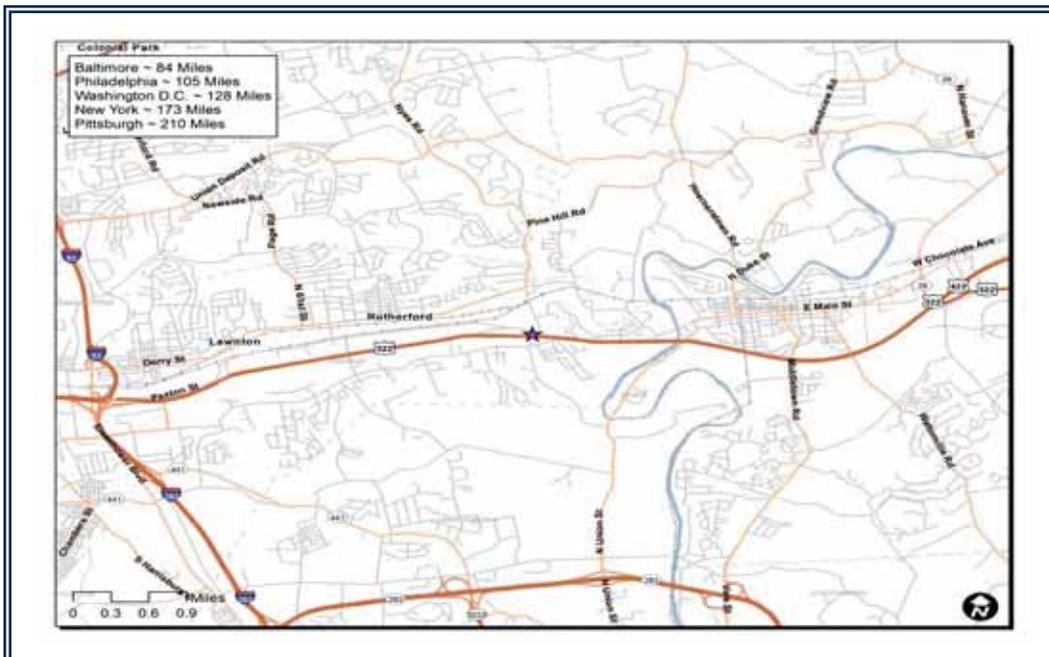
Total: \$26,370



## Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	11,591	132,052	267,768
Households	4,947	55,374	113,787
Median Household Income	\$61,017	\$51,152	\$55,163
Per Capita Income	\$29,425	\$27,134	\$28,557
Median Age	40.0	39.2	40.8

## Additional Information



**Owner Information:**  
 Richard L. Breski  
 8001 Grayson Road  
 Harrisburg, PA 17111-5421

# Swatara Township Redevelopment Sites

Lot 4 Grayson Road, Harrisburg, PA 17111

## Property Information

**Property Tax ID:** 63-023-076-000-0000

**Neighborhood:** 6306- Industrial Park

**Property Type:** Commercial

**Description:** Commercial Land

**Size:** 15,594 Sq. Ft./ .36 Acres

**Current Property Use:** Undeveloped Land

**Assessed Valuation:**

Land: \$23,200

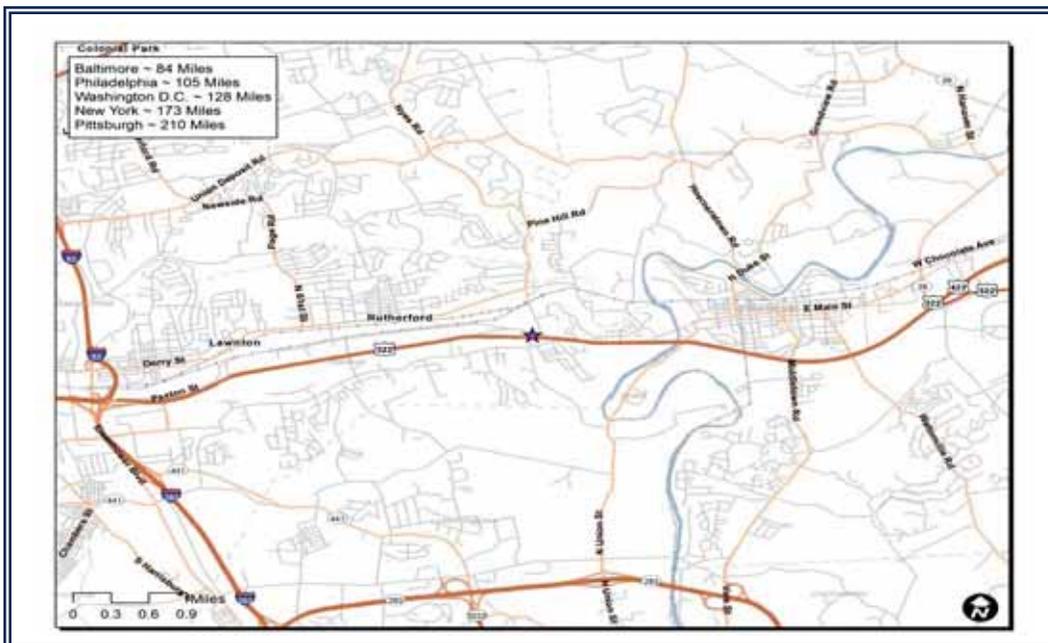
Total: \$23,200



## Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	11,591	132,052	267,768
Households	4,947	55,374	113,787
Median Household Income	\$61,017	\$51,152	\$55,163
Per Capita Income	\$29,425	\$27,134	\$28,557
Median Age	40.0	39.2	40.8

## Additional Information



**Owner Information:**  
 Richard L. Breski  
 8001 Grayson Road  
 Harrisburg, PA 17111-5421

# Swatara Township Redevelopment Sites

Lot 5 Grayson Road, Harrisburg, PA 17111

## Property Information

**Property Tax ID:** 63-023-077-000-0000

**Neighborhood:** 6306- Industrial Park

**Property Type:** Commercial

**Description:** Commercial Land

**Size:** 27,748 Sq. Ft./ .64 Acres

**Current Property Use:** Undeveloped Land

**Assessed Valuation:**

Land: \$20,640

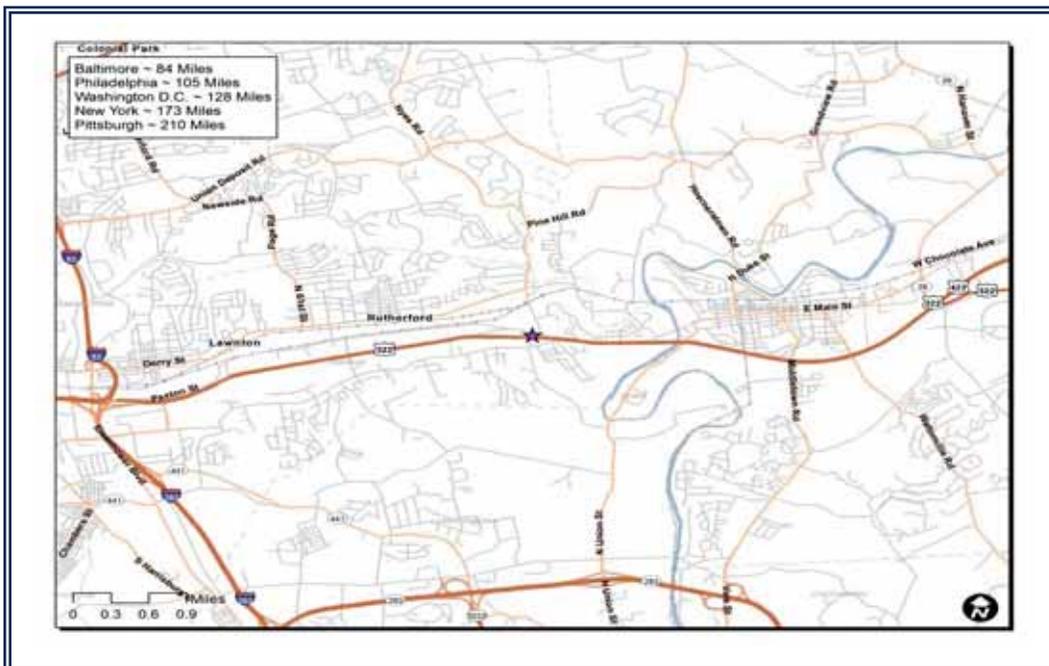
Total: \$20,640



## Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	11,591	132,052	267,768
Households	4,947	55,374	113,787
Median Household Income	\$61,017	\$51,152	\$55,163
Per Capita Income	\$29,425	\$27,134	\$28,557
Median Age	40.0	39.2	40.8

## Additional Information



**Owner Information:**  
 Richard L. Breski  
 8001 Grayson Road  
 Harrisburg, PA 17111-5421

## Hummelstown Redevelopment Area 3 Kokomo Avenue, Track 3, Hummelstown, PA 17036

### Property Information

**Property Tax ID:** 31-010-009-000-0000

**Neighborhood:** 31001-Hummelstown

**Property Type:** Residential

**Description:** Undeveloped

**Size:** 827,640 Sq. Ft./ 19.00 Acres

**Current Property Use:** Undeveloped

**Assessed Valuation:**

Land: \$104,310

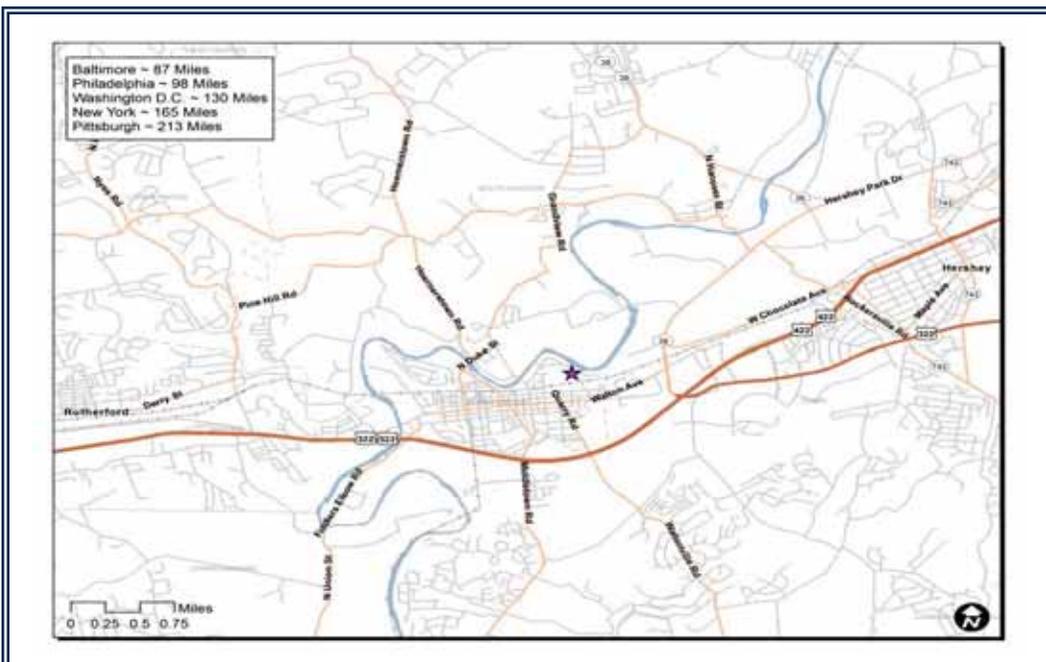
Total: \$104,310



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	10,248	45,744	193,529
Households	4,378	18,784	81,562
Median Household Income	\$62,175	\$65,113	\$53,678
Per Capita Income	\$33,474	\$33,250	\$27,702
Median Age	39.9	41.7	40.1

### Additional Information



**Owner Information:**  
Verdelli Realty Associates LP  
301 E. 2<sup>nd</sup> Street  
Hummelstown, PA 17036

## Hummelstown Redevelopment Area 3

### Kokomo Avenue, Lot 11, Hummelstown, PA 17036

#### Property Information

**Property Tax ID:** 31-010-006-000-0000

**Neighborhood:** 31001-Hummelstown

**Property Type:** Residential

**Description:** Residual

**Size:** 9,949 Sq. Ft./ .23 Acres

**Current Property Use:** Residual

**Assessed Valuation:**

Land: \$2,490

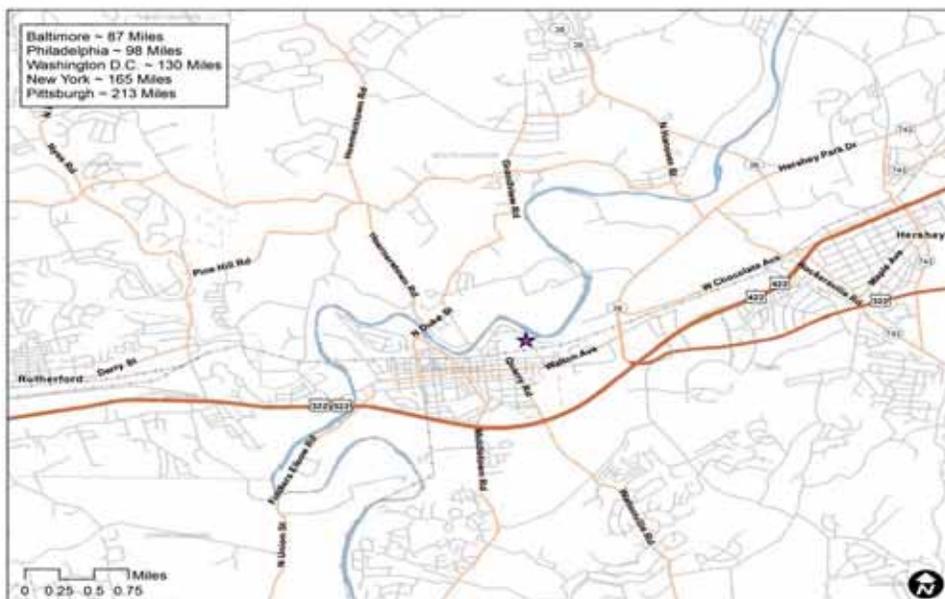
Total: \$2,490



#### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	10,248	45,744	193,529
Households	4,378	18,784	81,562
Median Household Income	\$62,175	\$65,113	\$53,678
Per Capita Income	\$33,474	\$33,250	\$27,702
Median Age	39.9	41.7	40.1

#### Additional Information



**Owner Information:**  
 Stephanie P. Verdelli  
 203 Kokomo Ave.  
 Hummelstown, PA 17036

## Hummelstown Redevelopment Area 3 Kokomo Avenue, Lot 12, Hummelstown, PA 17036

### Property Information

**Property Tax ID:** 31-010-007-000-0000  
**Neighborhood:** 31001-Hummelstown  
**Property Type:** Residential  
**Description:** Undeveloped  
**Size:** 25,974 Sq. Ft./ .59 Acres

**Current Property Use:** Undeveloped

**Assessed Valuation:**

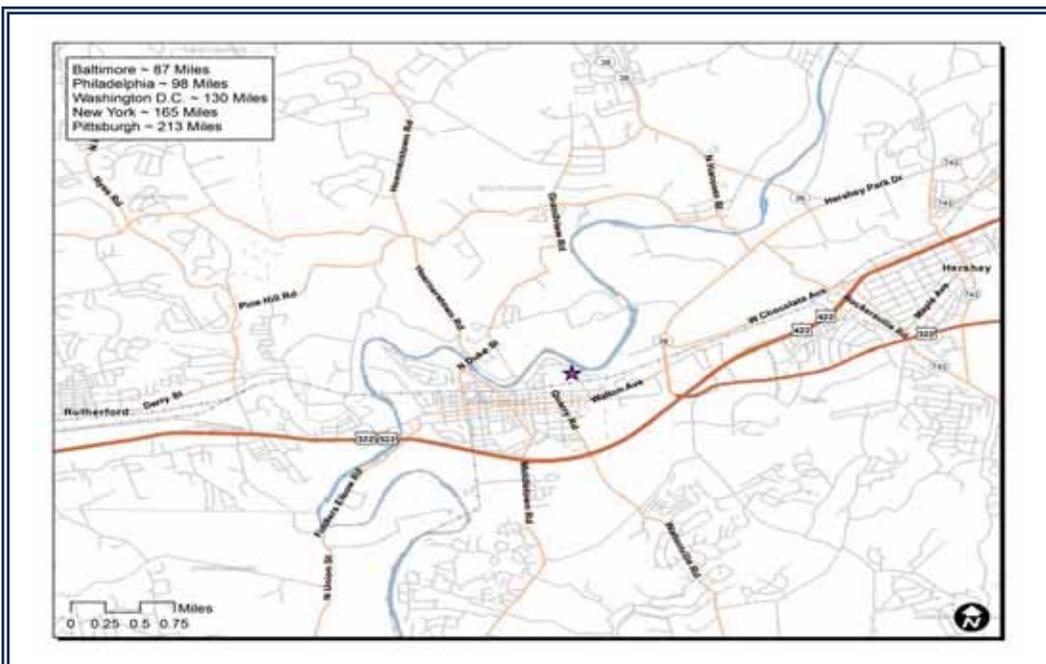
Land: \$29,870  
 Total: \$29,870



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	10,248	45,744	193,529
Households	4,378	18,784	81,562
Median Household Income	\$62,175	\$65,113	\$53,678
Per Capita Income	\$33,474	\$33,250	\$27,702
Median Age	39.9	41.7	40.1

### Additional Information



**Owner Information:**  
 Stephanie P. Verdelli  
 203 Kokomo Ave.  
 Hummelstown, PA 17036

## Hummelstown Redevelopment Area 3 Kokomo Avenue, Lot 13, Hummelstown, PA 17036

### Property Information

**Property Tax ID:** 31-010-008-000-0000

**Neighborhood:** 31001-Hummelstown

**Property Type:** Residential

**Description:** Undeveloped

**Size:** 25,700 Sq. Ft./ .59 Acres

**Current Property Use:** Undeveloped

**Assessed Valuation:**

Land: \$29,560

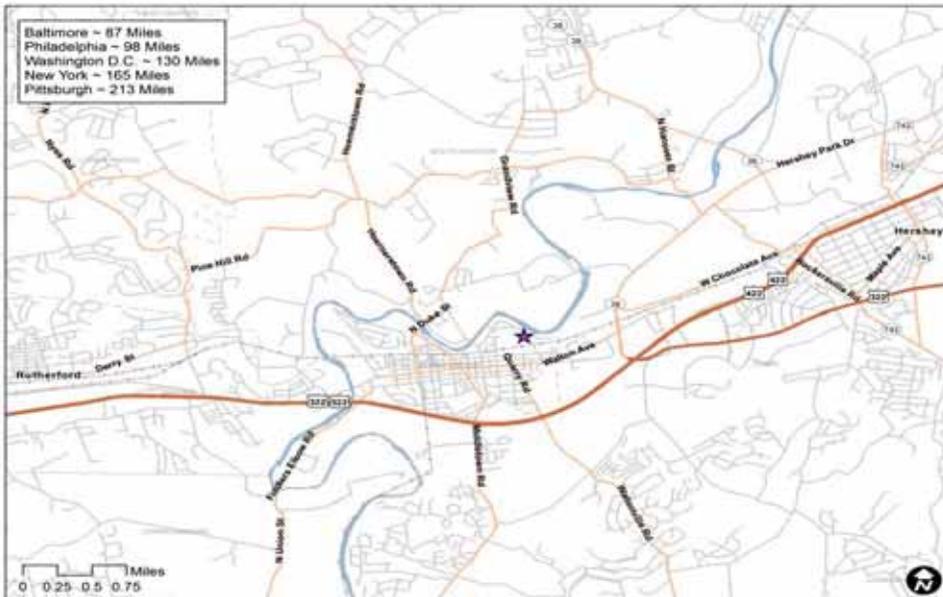
Total: \$29,560



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	10,248	45,744	193,529
Households	4,378	18,784	81,562
Median Household Income	\$62,175	\$65,113	\$53,678
Per Capita Income	\$33,474	\$33,250	\$27,702
Median Age	39.9	41.7	40.1

### Additional Information



**Owner Information:**  
Stephanie P. Verdelli  
203 Kokomo Ave.  
Hummelstown, PA 17036

## Hummelstown Redevelopment Area 6

330 East 2<sup>nd</sup> Street, Hummelstown, PA 17036

### Property Information

**Property Tax ID:** 31-011-019-000-0000  
**Neighborhood:** 31001-Hummelstown  
**Property Type:** Commercial  
**Description:** Commercial Office Building  
**Size:** 131,987 Sq. Ft./ 6.06 Acres  
**Current Property Use:** Office Building

**Attributes:**  
 Office Building  
 3,024 Sq. Ft.

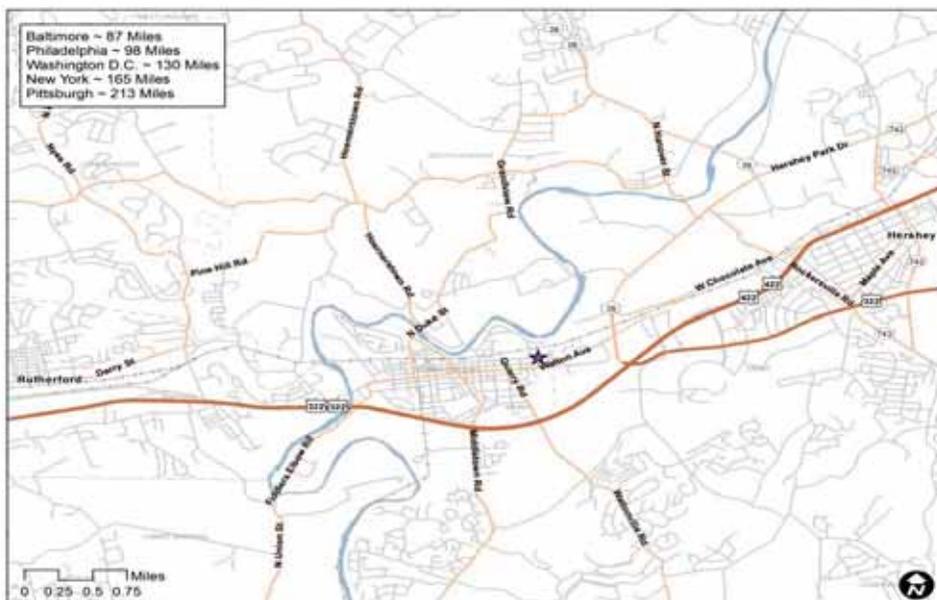
**Assessed Valuation:**  
 Land: \$57,030  
 Building: \$343,300  
 Total: \$400,330



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	12,924	50,131	204,928
Households	5,476	20,529	86,700
Median Household Income	\$61,439	\$64,356	\$53,616
Per Capita Income	\$33,248	\$32,838	\$27,685
Median Age	39.4	41.8	40.3

### Additional Information



**Owner Information:**  
 Verdelli Realty Associates  
 301 East 2<sup>nd</sup> Street  
 Hummelstown, PA 17036

Hummelstown Redevelopment Area 6  
330 East 2<sup>nd</sup> Street, Hummelstown, PA 17036



## Hummelstown Redevelopment Area 6 East 2<sup>nd</sup> Street, Hummelstown, PA 17036

### Property Information

**Property Tax ID:** 31-030-004-000-0000  
**Neighborhood:** C3109-Single Family  
**Property Type:** Commercial  
**Description:** Residual  
**Size:** 121,532 Sq. Ft./ 5.58 Acres  
**Current Property Use:** Warehouse/Storage

**Attributes:**

Storage Warehouse  
 19,069 Sq. Ft.  
 Two Story/Residential  
 1,240 Sq. Ft.

**Assessed Valuation:**

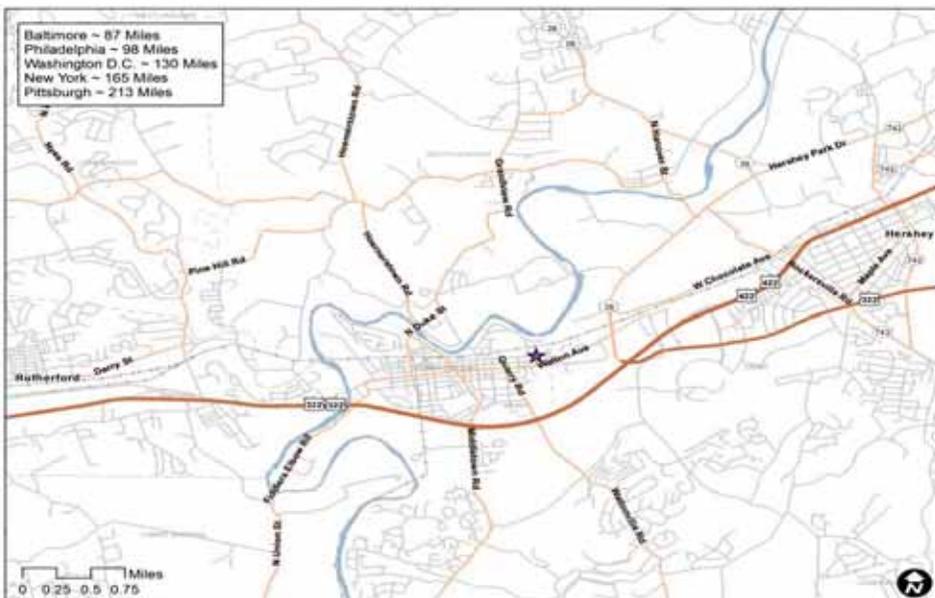
Land: \$123,180  
 Building: \$331,303  
 Total: \$454,483



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	12,924	50,131	204,928
Households	5,476	20,529	86,700
Median Household Income	\$61,439	\$64,356	\$53,616
Per Capita Income	\$33,248	\$32,838	\$27,685
Median Age	39.4	41.8	40.3

### Additional Information



**Owner Information:**  
 Verdelli Realty Associates  
 301 East 2<sup>nd</sup> Street  
 Hummelstown, PA 17036

Hummelstown Redevelopment Area 6  
East 2<sup>nd</sup> Street, Hummelstown, PA 17036



## Redevelopment Area 7 Hummelstown Borough

Wagner Street, Hummelstown, PA 17036

### Property Information

**Property Tax ID:** 31-031-018-000-0000

**Neighborhood:** 31003- Hummelstown

**Property Type:** Residential

**Description:** Primary Site

**Size:** 36,982 Sq. Ft./ .84 Acres

**Current Property Use:** Undeveloped Residential

**Assessed Valuation:**

Land: \$14,800

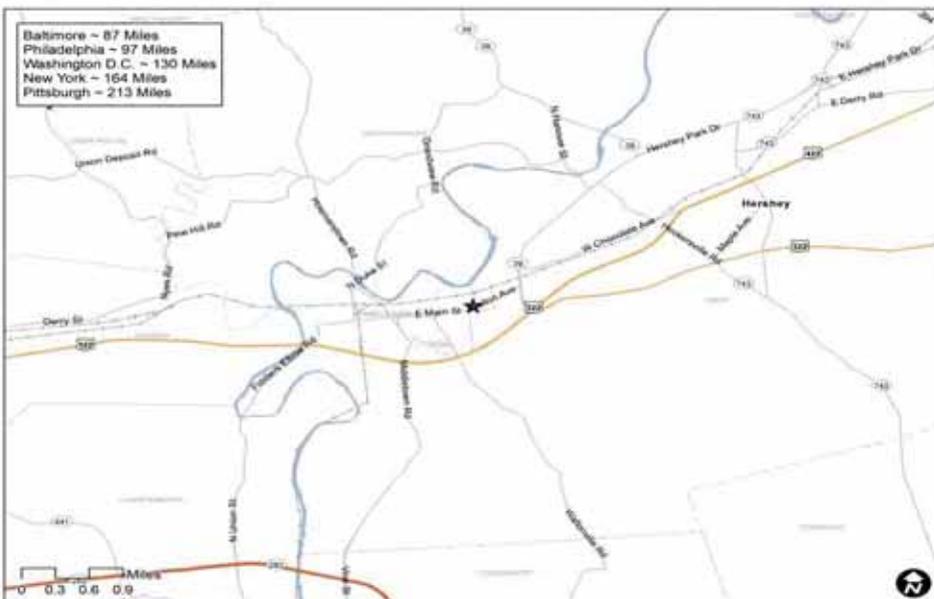
Total: \$14,800



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	13,746	50,582	205,873
Households	5,975	20,646	87,051
Median Household Income	\$60,248	\$64,299	\$53,713
Per Capita Income	\$33,078	\$32,762	\$27,700
Median Age	39.9	41.9	40.3

### Additional Information



**Owner Information:**  
Alexander Camasta  
109 Wagner Street  
Hummelstown, PA 17036

# Redevelopment Area 7 Hummelstown Borough

440 Walton Avenue, Hummelstown, PA 17036

## Property Information

**Property Tax ID:** 31-031-025-000-0000  
**Neighborhood:** 3104- Secondary Strip Commercial  
**Property Type:** Commercial  
**Description:** Primary Site  
**Size:** 19,687 Sq. Ft./ .45 Acres

**Current Property Use:** Undeveloped Commercial  
**Attribute:**  
Commercial Structure

### Assessed Valuation:

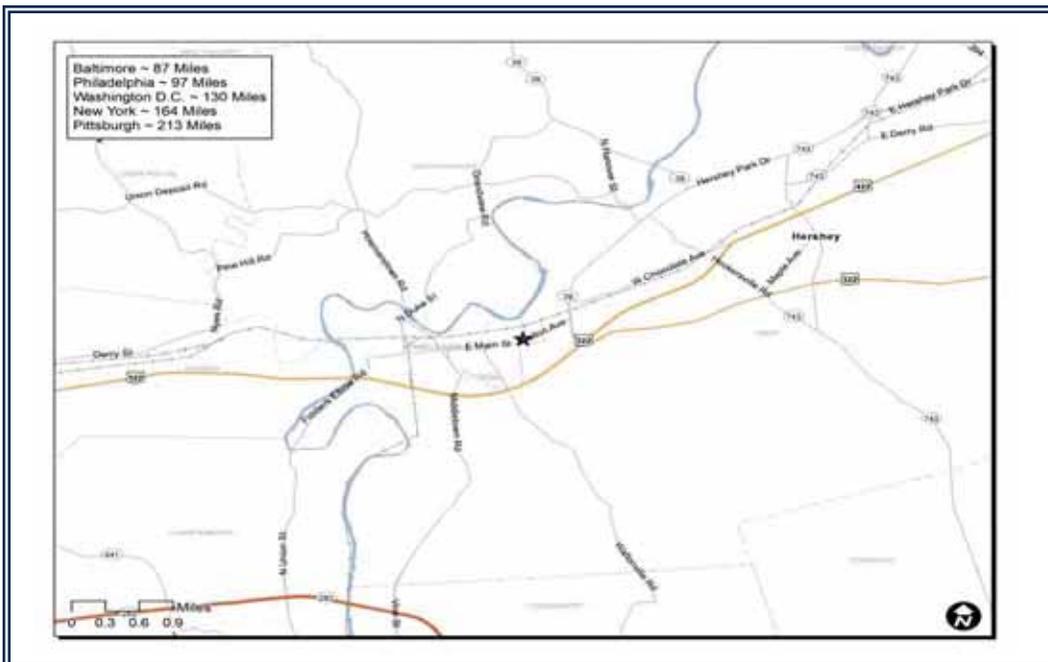
Land: \$30,600  
Structure: \$3,800  
Total: \$34,400



## Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	13,746	50,582	205,873
Households	5,975	20,646	87,051
Median Household Income	\$60,248	\$64,299	\$53,713
Per Capita Income	\$33,078	\$32,762	\$27,700
Median Age	39.9	41.9	40.3

## Additional Information



**Owner Information:**  
Alexander Camasta  
109 Wagner Street  
Hummelstown, PA 17036

# Redevelopment Area 7 Hummelstown Borough

97 Geohman Street, Hummelstown, PA 17036

## Property Information

**Property Tax ID:** 31-031-022-000-0000

**Neighborhood:** 31003- Hummelstown

**Property Type:** Residential

**Description:** One Story Residence

**Size:** 8,197 Sq. Ft./ .19 Acres

**Current Property Use:** Residential

**Attribute:** One Story Residence

768 Sq. Ft.

**Assessed Valuation:**

Land: \$21,720

Structure: \$51,600

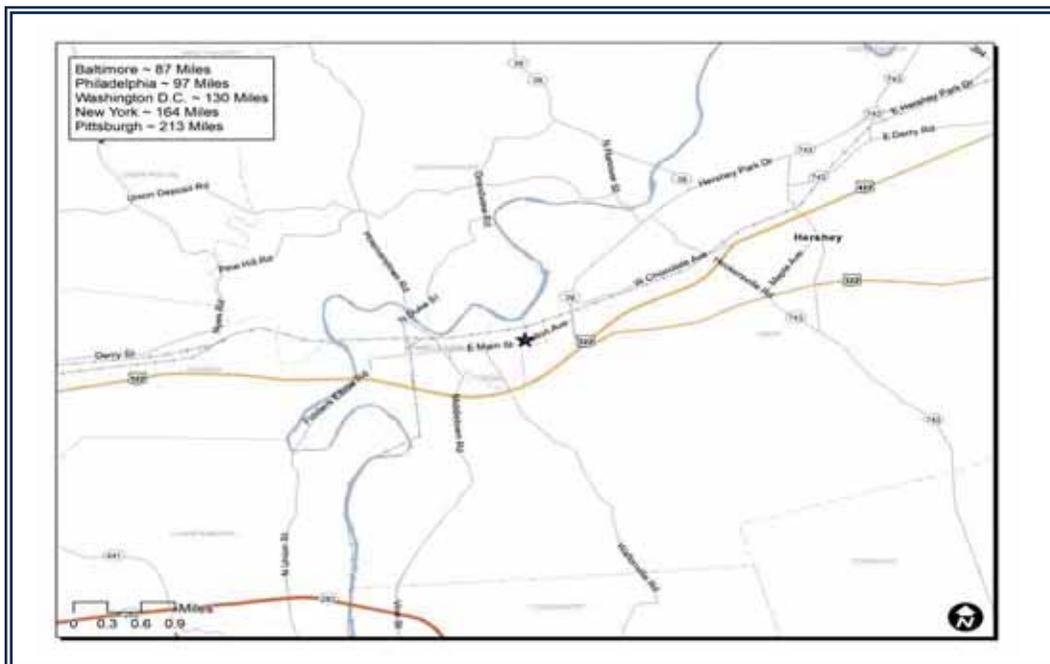
Total: \$73,320



## Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	13,746	50,582	205,873
Households	5,975	20,646	87,051
Median Household Income	\$60,248	\$64,299	\$53,713
Per Capita Income	\$33,078	\$32,762	\$27,700
Median Age	39.9	41.9	40.3

## Additional Information



**Owner Information:**  
Alexander Camasta  
109 Wagner Street  
Hummelstown, PA 17036

## Redevelopment Area 7 Hummelstown Borough

111 Wagner Street, Hummelstown, PA 17036

### Property Information

**Property Tax ID:** 31-031-012-000-0000

**Neighborhood:** 31003- Hummelstown

**Property Type:** Residential

**Description:** Two Story Residence

**Size:** 25,935 Sq. Ft./ .60 Acres

**Current Property Use:** Residential

**Attribute:** Two Story Residence

864 Sq. Ft.

**Assessed Valuation:**

Land: \$27,230

Structure: \$92,200

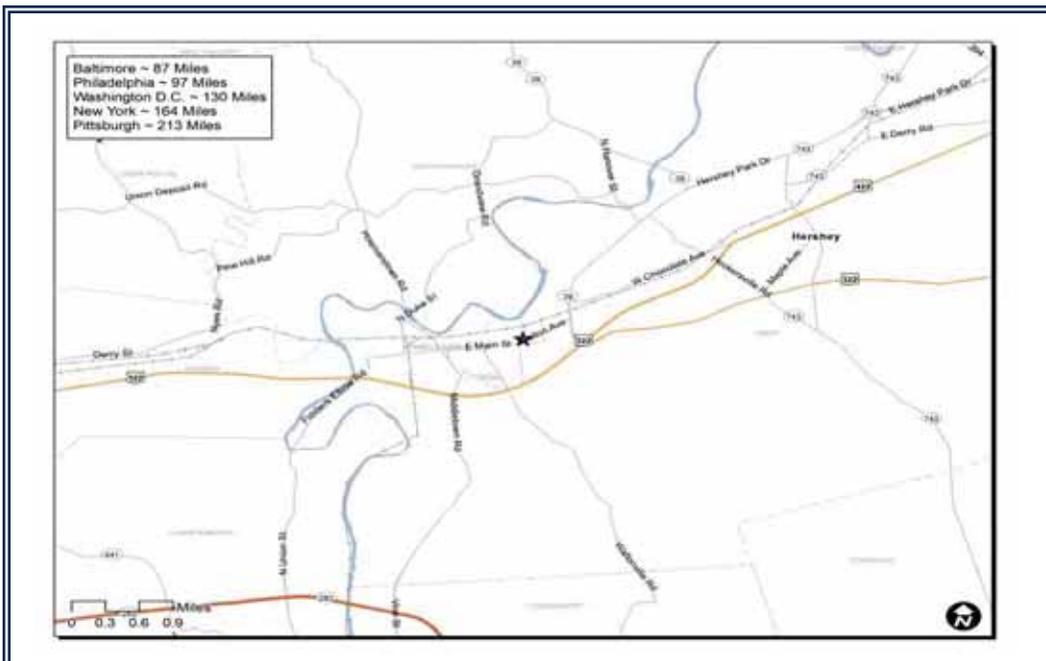
Total: \$119,430



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	13,746	50,582	205,873
Households	5,975	20,646	87,051
Median Household Income	\$60,248	\$64,299	\$53,713
Per Capita Income	\$33,078	\$32,762	\$27,700
Median Age	39.9	41.9	40.3

### Additional Information



**Owner Information:**  
Alexander Camasta  
109 Wagner Street  
Hummelstown, PA 17036

# Chambers Hill Redevelopment Area

2020 Franklin Avenue, Harrisburg, PA 17109

## Property Information

**Property Tax ID:** 62-027-029-000-0000  
**Neighborhood:** 62019-Stanley Drive Area  
**Property Type:** Residential  
**Description:** One Story  
**Size:** 9,000 Sq. Ft./ .20 Acres

**Current Property Use:** Residential

**Attributes:** One Story Residential  
576 Sq. Ft.

**Assessed Valuation:**

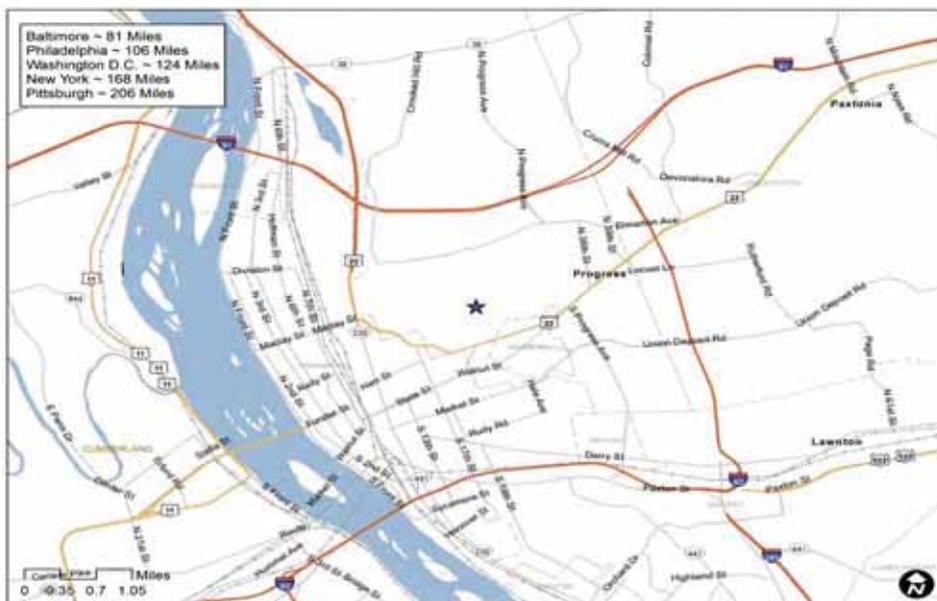
Land: \$18,000  
Building: \$27,700  
Total: \$45,700



## Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	40,970	147,850	275,247
Households	16,607	63,628	114,784
Median Household Income	\$40,943	\$49,510	\$57,852
Per Capita Income	\$21,021	\$26,177	\$29,076
Median Age	36.5	39.7	41.1

## Additional Information



**Owner Information:**

James Banks  
2020 Franklin Ave.  
Harrisburg, PA 17109

## Millersburg Borough Redevelopment Area

169 Union Street, Millersburg, PA 17061

### Property Information

**Property Tax ID:** 45-002-011-000-0000

**Neighborhood:** 45099-Commerical Area

**Property Type:** Residential

**Description:** One Story

**Size:** 21,780 Sq. Ft./ 2.0 Acres

**Current Property Use:** Residential

**Assessed Valuation:**

Land: \$34,590

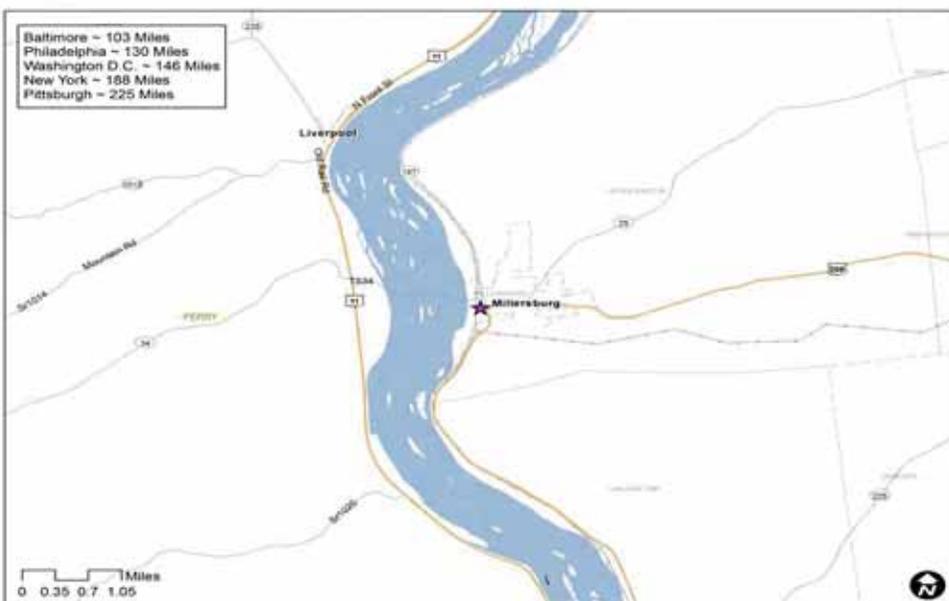
Total: \$34,590



### Market Profile

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	4,942	9,296	14,046
Households	2,125	3,932	5,792
Median Household Income	\$47,170	\$47,879	\$47,981
Per Capita Income	\$23,260	\$23,061	\$22,589
Median Age	44.0	42.6	42.1

### Additional Information



### Owner Information:

William D. Hale  
P.O. Box 106  
Halifax, PA 17032

**Dauphin County Commissioners**  
Commissioner Jeff Haste, Chairman  
Commissioner Mike Pries, Vice Chairman  
Commissioner George Hartwick III

**Dauphin County Redevelopment Authority**  
Matthew Tunnell, Chairman  
Paul Navarro, Vice Chairman  
Gayr Lenker, Secretary  
Frank Lynch, Treasurer  
Charles Wallace, Assistant Secretary/Treasurer

**STAFF**

August "Skip" Memmi, Executive Director ([amemmi@dauphinc.org](mailto:amemmi@dauphinc.org))  
George Connor, Deputy Executive Director ([gconnor@dauphinc.org](mailto:gconnor@dauphinc.org))

112 Market Street, 7th Floor Harrisburg, PA 17101  
Phone: 717-780-6256 Fax: 717-257-1513

## Dauphin County Redevelopment Authority Site Prioritization

### Site Selection Factor - Weight Scale

#### Site Selection Factor

Factor	Weight	Description
Owner Interest	3	Owner is interested in redeveloping the site
Site Size	3	Site is sufficiently sized for redevelopment
Transportation Infrastructure	3	Sufficient road network to accommodate traffic
Sewer/Water Infrastructure	3	Availability of public water and sewer
Brownfield	3	Site is a Brownfield
Financing/Funding	3	Financing and public funding secured
Type of Development	3	Redevelopment or new development
Existing Redevelopment Plan	2	Redevelopment planning is underway
Environmental Assessment	2	Environmental assessment(s) complete
Environmental Constraints	2	Minimal impact to wetlands, water bodies, floodplains, etc.
Highway Access	1	Proximity to an Interstate highway
Land Assembly	1	Ability to quickly assemble parcels for redevelopment
Targeted Area	1	Located in a targeted state or federally designated area

### Site Selection Factor - Score Scale

Site Selection Factor	3	2	1
Owner Interest	Owner is interested in redeveloping the site	Owner is potentially interested in redeveloping the site	No owner interest in redeveloping the site; no input from owner
Site Size	Residential: > 1 acre Non-Residential: > 5 acres	Non-Residential: 2 - 5 acres	Residential: < 1 acre Non-Residential: < 2 acres
Transportation Infrastructure	Minimal transportation improvements required	Some transportation improvements required; Don't know improvements required	Significant transportation improvements required
Sewer/Water Infrastructure	Within public sewer and public water service area	Located in either public sewer or public water service area (but not both)	Not located in public sewer/water location
Brownfield	Known hazardous release	Suspected hazardous release	No hazardous release
Financing/Funding	A level of financing is in place; some public funding has been secured	Funding applications in process	No financing or funding in place or in process
Type of Development	Redevelopment		New Development
Existing Redevelopment Plan	Redevelopment planning is complete	Redevelopment planning is underway	No redevelopment planning has been conducted
Environmental Assessment	Phase II conducted; Phase II not required	Phase I conducted	Environmental assessment not yet conducted; environmental assessment not required
Environmental Constraints	Minimal environmental impacts	Environmental impacts	Significant environmental impacts
Highway Access	< 1/4 mile	1/4 - 2 miles	> 2 miles
Land Assembly	1 parcel/1 owner	2 - 5 parcels; multiple owners	> 5 parcels; requires relocation of existing land use/multiple owners
Targeted Area	Yes		No/Not mentioned

Dauphin County Redevelopment Authority																	
Site Prioritization																	
Site Scores																	
			Owner Interest	Site Size	Transportation Infrastructure	Sewer/Water Infrastructure	Brownfield	Financing/Funding	Type of Development	Existing Redevelopment Plan	Environmental Assessment	Environmental Constraints	Highway Access	Land Assembly	Targeted Area		
Ranking #	Site #	Site Name	Municipality	Weight	3	3	3	3	3	3	2	2	2	1	1	1	TOTAL
1	70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103	Adams St. Revitalization (59-016-001) 24 Adams St (59-008-035) 109 Adams St (59-008-037) 111 Adams St (59-008-038) 113 Adams St (59-008-039) 113 1/2 Adams St (59-008-040) 115 Adams St (59-008-041) 115 1/2 Adams St (59-008-042) 119 Adams St (59-008-043) 119 1/2 Adams St (59-008-044) 121 Adams St (59-008-045) 123 Adams St (59-008-046) 123 1/2 Adams St (59-008-047) 125 Adams St (59-008-048) 127 Adams St (59-008-049) 129 Adams St (59-008-050) 133 Adams St (59-008-051) 133 Adams St (59-008-058) 122 Adams St (59-008-059) 128 1/2 Adams St (59-008-060) 130 Adams St (59-008-066) 132 Adams St (59-006-035) 227 Adams St (59-006-036) 247 Adams St (59-006-041) 257 Adams St (59-007-025) 147 Adams St (59-007-026) 149 Adams St (59-007-034) 150 Adams St (59-007-035) 152 Adams St (59-007-036) 152 1/2 Adams St (59-007-037) 154 Adams St (59-007-040) 162 Adams St (59-007-041) 166 Adams St (59-007-042) 168 Adams St (59-007-043) 170 Adams St	Steelton Borough	3	1	3	3	1	3	3	3	1	3	2	3	1	71

Dauphin County Redevelopment Authority

Site Prioritization

Site Scores

Ranking #	Site #	Site Name	Municipality	Owner Interest	Site Size	Transportation Infrastructure	Sewer/Water Infrastructure	Brownfield	Financing/Funding	Type of Development	Existing Redevelopment Plan	Environmental Assessment	Environmental Constraints	Highway Access	Land Assembly	Targeted Area	TOTAL
				Weight	3	3	3	3	3	3	3	2	2	2	1	1	
2	127	60-017-001	Steelton Borough	3	1	3	3	1	3	3	1	1	3	2	3	3	69
3	104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 120, 129, 135, 133, 136	Front St. Revitalization (59-015-030) 230 N Front (59-015-031) 220 N Front (59-015-032) 216 N Front (59-015-034) 154 N Front (59-016-032) 107 N Front (59-016-033) 180 N Front (59-016-035) 140 N Front (59-016-037) 120 N Front (59-016-038) 116 N Front (59-016-040) 106 N Front (59-016-041) 102 N Front 59-019-009 225 North Front 202 North Front Locust St Intersection Area along Front Street 2716 S. Front St (57-027-030) 2705 S Front 123 N Front St	Steelton Borough	3	1	3	3	1	3	3	3	1	3	2	1	1	69
4	213	SARAA Site (30-029-015)	Highspire Borough	3	3	3	3	1	1	3	1	1	3	2	3	1	67
5	187, 188, 189, 191	Lykens Hotel (37-006-001) Appartment Building on Northeast Corner of Square (37-002-021) Carpet Store Site - Building adjacent to 37-002-021 Green Building on the Square (38-009-076)	Lykens Borough	3	1	3	3	1	1	3	1	1	3	3	3	3	64
6	223	Harman Stove Site (29-009-011)	Halifax Township	3	3	3	1	1	1	3	1	1	3	2	3	3	63
7	8	Harrisburg Mall * (63-24-55)	Swatara Township	3	2	3	3	1	2	1	1	1	3	3	3	1	62
8	229	Vine Street Site (29-021-009)	Elizabethville Borough	3	1	3	3	1	1	3	1	1	3	2	3	1	61
9	230	Old Firehouse Site (70-003-029)	Williamstown Borough	3	1	3	3	1	1	3	1	1	3	1	3	1	60

Dauphin County Redevelopment Authority																	
Site Prioritization																	
Site Scores																	
			Owner Interest	Site Size	Transportation Infrastructure	Sewer/Water Infrastructure	Brownfield	Financing/Funding	Type of Development	Existing Redevelopment Plan	Environmental Assessment	Environmental Constraints	Highway Access	Land Assembly	Targeted Area		
Ranking #	Site #	Site Name	Municipality	Weight	3	3	3	3	3	3	2	2	2	1	1	1	TOTAL
10	214	Market Street site (30-008-005, 30-008-006, 30-008-007)	Highspire Borough	3	1	3	3	1	1	3	1	1	3	2	2	1	60
11	211	Antique Store Site (28-005-022)	Halifax Borough	3	1	3	3	1	1	3	1	1	3	1	3	1	60
12	208	Borough owned parcel (28-017-003)	Halifax Borough	3	3	2	3	1	1	1	1	1	2	1	3	3	57
13	18	Lower Paxton Township Closed Municipal Landfill 37-072-033	Lower Paxton Township	3	1	2	3	2	2	1	1	1	2	3	1	54	
14	209	Borough owned parcel (28-001-015)	Halifax Borough	3	1	3	3	1	1	1	1	3	1	3	1	54	
15	66	Left of DEP Building	Susquehanna Township	3	1	2	2	1	1	3	1	1	2	3	3	53	
16	20	Lytle Farm	Londonderry Township	3	3	1	1	1	1	1	1	3	3	3	3	52	
17	21	School Heights Village	Londonderry Township	3	3	1	1	1	1	1	1	3	3	3	3	52	
18	206	Bar Site (72-005-053)	Williams Township	3	1	1	1	1	1	3	1	1	3	3	3	50	
19	9, 10, 11, 12, 13	Area along Grayson Road (breski properties) (66-23-68) (66-23-74) (66-23-75) (66-23-76) (66-23-77)	Swatara Township	2	2	3	3	3	1	3	1	1	1	2	2	3	64
20	25, 26, 27, 28	Redevelopment Area 3 31-010-008 (Parcel A) 31-010-007 (Parcel B) 31-010-006 (Parcel C) 31-010-009 (Parcel D)	Hummelstown Borough	2	3	3	3	1	1	3	1	1	3	2	2	1	63
21	36, 37, 38	Redevelopment Area 6 31-011-006 (Parcel A) 31-030-004 (Parcel B) 31-011-019 (Parcel C)	Hummelstown Borough	2	3	3	3	1	1	3	1	1	3	2	2	1	63
22	39, 40, 41, 42	Redevelopment Area 7 31-031-018 (Parcel A) 31-031-025 (Parcel B) 31-031-022 (Parcel C) 31-031-012 (Parcel D)	Hummelstown Borough	2	3	3	3	1	1	3	1	1	3	2	2	1	63

Dauphin County Redevelopment Authority

Site Prioritization

Site Scores

Ranking #	Site #	Site Name	Municipality	Owner Interest	Site Size	Transportation Infrastructure	Sewer/Water Infrastructure	Brownfield	Financing/Funding	Type of Development	Existing Redevelopment Plan	Environmental Assessment	Environmental Constraints	Highway Access	Land Assembly	Targeted Area	TOTAL
				Weight	3	3	3	3	3	3	3	3	2	2	2	1	
23	43, 44, 45	Redevelopment Area 8 31-032-013 (Parcel A) 31-032-008 (Parcel B) 31-032-007 (Parcel C)	Hummelstown Borough	2	3	3	3	1	1	3	1	1	3	2	2	1	63
24	46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56	Redevelopment Area 9 31-032-011 (Parcel A) 31-032-026 (Parcel B) 31-032-016 (Parcel C) 31-032-017 (Parcel D) 31-032-012 (Parcel E) 31-032-002 (Parcel F) 31-032-025 (Parcel G) 31-032-003 (Parcel H) 31-032-005 (Parcel I) 31-032-006 (Parcel J) 31-032-004 (Parcel K)	Hummelstown Borough	2	3	3	3	1	1	3	1	1	3	2	1	1	62
25	7	(62-27-29) - old quonest huts and small steel buildings (Chambers Hill)	Swatara Township	2	3	2	3	2	1	3	1	1	2	2	1	3	62
26		Polk Foundation Site	Millersburg Borough	2	2	2	2	3	1	3	1	1	1	3	3	3	60
27	186	Old Gymnasium Site (69-006-188)	Wiconisco Township	2	1	3	3	1	1	3	1	1	3	2	3	1	58
28	150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165	Blighted Area B Wilson Street 124 Wilson Street 120 Wilson Street 116 Wilson Street 114 Wilson Street 108 Wilson Street 100 Wilson Street 213 N Catherine Street 217 N Catherine Street 133 Ann Street 123 Ann Street 121 Ann Street 117 Ann Street 109 Ann Street 107 Ann Street 101 Ann Street	Middletown Borough	2	1	3	3	1	1	3	1	1	3	2	1	3	58

Dauphin County Redevelopment Authority																	
Site Prioritization																	
Site Scores																	
Ranking #	Site #	Site Name	Municipality	Owner Interest	Site Size	Transportation Infrastructure	Sewer/Water Infrastructure	Brownfield	Financing/Funding	Type of Development	Existing Redevelopment Plan	Environmental Assessment	Environmental Constraints	Highway Access	Land Assembly	Targeted Area	TOTAL
			Weight	3	3	3	3	3	3	3	2	2	2	1	1	1	
29	137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149	Blighted Area A 62 Wilson Street 58 Wilson Street 48 Wilson Street 38 Wilson Street 210 S Catherine Street 214 S Catherine Street 65 Ann Street 63 Ann Street 57 Ann Street 51 Ann Street 45 Ann Street 41 Ann Street 37 Ann Street	Middletown Borough	2	1	3	3	1	1	3	1	1	3	2	1	3	58
30	24	Redevelopment Area 2 31-015-015	Hummelstown Borough	2	1	3	3	1	1	3	1	1	3	2	3	1	58
31	35	Redevelopment Area 5 31-019-008	Hummelstown Borough	2	1	3	3	1	1	3	1	1	3	2	3	1	58
32	22, 23	Redevelopment Area 1 31-001-001 (Parcel A) 31-001-004 (Parcel B)	Hummelstown Borough	2	3	2	2	1	1	3	1	1	3	2	2	1	57
33	166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181	Blighted Area C 166 Wilson Street 160 Wilson Street 154 Wilson Street 150 Wilson Street 148 Wilson Street 144 Wilson Street 140 Wilson Street 138 Wilson Street 216 S Wood Street 167 Ann Street 157 Ann Street 155 Ann Street 149 Ann Street 145 Ann Street 142 Ann Street 135 Ann Street	Middletown Borough	2	1	3	3	1	1	3	1	1	3	2	1	1	56
34	19	Junkyard	Londonderry Township	2	3	2	2	1	1	3	1	1	1	1	3	1	53
35	3	Old Quarry	Swatara Township	2	2	2	2	1	1	3	2	1	1	2	2	2	53

Dauphin County Redevelopment Authority

Site Prioritization

Site Scores

Ranking #	Site #	Site Name	Municipality	Owner Interest	Site Size	Transportation Infrastructure	Sewer/Water Infrastructure	Brownfield	Financing/Funding	Type of Development	Existing Redevelopment Plan	Environmental Assessment	Environmental Constraints	Highway Access	Land Assembly	Targeted Area	TOTAL
				Weight	3	3	3	3	3	3	3	3	2	2	2	1	
36	29, 30, 31, 32, 33, 34	Redevelopment Area 4 31-019-010 (Parcel A) 31-019-011 (Parcel B) 31-019-012 (Parcel C) 31-019-013 (Parcel D) 31-019-014 (Parcel E) 31-019-015 (Parcel F)	Hummelstown Borough	2	1	2	3	1	1	3	1	1	1	2	1	1	49
37	38	Trainers Homes	Derry Township	2	2	2	2	1	1	1	1	1	1	2	1	1	43
38	131	East End along Rt 230	Steelton Borough	1	1	3	3	1	3	3	2	1	3	2	3	3	65
39	1	Old Bethlehem Steel Slag Area (63-46-4)	Swatara Township	1	3	2	3	3	1	3	1	1	3	2	3	1	64
40	132	Christian St Station and throughout Borough	Steelton Borough	1	1	3	3	1	3	3	2	1	3	2	1	3	63
41	134	57-030-001 - Cole Crest HRA Project	Steelton Borough	1	3	3	3	1	1	3	1	1	3	2	1	3	61
42	124	57-029-001 - Boat Dock Project	Steelton Borough	1	1	3	3	1	3	3	1	1	3	2	1	3	61
43	125	57-002-005 - Mohn Street Park Project	Steelton Borough	1	1	3	3	1	3	3	1	1	3	2	1	3	61
44	126	58-009-001 - PennRose Felton Schoolhouse Apts	Steelton Borough	1	1	3	3	1	3	3	1	1	3	2	1	3	61
45	202	Hardees Site (65-030-084)	Upper Paxton Township	1	1	3	3	1	1	3	3	1	3	3	3	1	60
46	204	Coleman Site (65-030-068, 65-030-001, 65-030-082)	Upper Paxton Township	1	2	3	3	2	1	3	1	1	3	3	1	1	60
47	128	57-028-001 - Baldwin Village	Steelton Borough	1	1	3	3	1	1	3	3	1	3	1	3	3	60
48	197	Empty lot behind Upper Dauphin Government Center (66-008-017)	Washington Township	1	3	3	2	1	1	3	1	1	3	3	3	1	59
49	193	Old Agway Site (66-012-024, 66-012-044)	Washington Township	1	1	3	3	2	1	3	1	1	3	3	3	1	59
50	201	MI Printing Site (65-033-097, 65-033-098, 65-033-099, 65-033-100, 65-033-101, 65-033-102)	Upper Paxton Township	1	2	3	3	1	1	3	1	1	3	3	1	3	59

Dauphin County Redevelopment Authority																	
Site Prioritization																	
Site Scores																	
Ranking #	Site #	Site Name	Municipality	Owner Interest	Site Size	Transportation Infrastructure	Sewer/Water Infrastructure	Brownfield	Financing/Funding	Type of Development	Existing Redevelopment Plan	Environmental Assessment	Environmental Constraints	Highway Access	Land Assembly	Targeted Area	
				Weight	3	3	3	3	3	3	3	3	2	2	2	1	1
51	130	57-016-001 - John Arnold's Property Development Opportunity	Steelton Borough	1	3	3	3	1	1	1	2	1	3	2	3	3	59
52	14	East Park Drive Area (63-1-52) - 300 East Park Drive	Swatara Township	1	3	2	3	1	1	3	1	1	3	3	2	1	58
53	15	(63-1-53,66) Vacant Building	Swatara Township	1	3	2	3	1	1	3	1	1	3	3	2	1	58
54	225	Triange Site (29-016-024)	Halifax Township	1	1	3	3	1	1	3	3	1	3	1	3	1	58
55	184	Old Johnson-Bailey Shoe Factory Site (45-021-004)	Millersburg Borough	1	2	3	3	1	1	3	1	1	3	1	3	1	57
56	231	Red Brick Warehouse (70-005-014)	Williamstown Borough	1	1	3	3	1	1	3	1	1	3	3	3	1	56
57	233	Old Apartment Building (70-006-009)	Williamstown Borough	1	1	3	3	1	1	3	1	1	3	3	3	1	56
58	235	Garage Site (70-004-037)	Williamstown Borough	1	1	3	3	1	1	3	1	1	3	3	3	1	56
59	237	Market & Ray Street Site (70-006-015)	Williamstown Borough	1	1	3	3	1	1	3	1	1	3	3	3	1	56
60	238	113 E. Market Site (70-003-028)	Williamstown Borough	1	1	3	3	1	1	3	1	1	3	3	3	1	56
61	239	Apartment House Site (70-005-002)	Williamstown Borough	1	1	3	3	1	1	3	1	1	3	3	3	1	56
62	196	Building on NW corner of Route 209 and Crossroads Road (66-016-001)	Washington Township	1	1	3	3	1	1	3	1	1	3	3	1	3	56
63	203	Old Ames Store Site (65-026-066)	Upper Paxton Township	1	1	3	3	1	1	3	1	1	3	3	3	1	56
64	192	Old Hardware Store (38-009-033)	Lykens Borough	1	1	3	3	1	1	3	1	1	3	3	3	1	56
65	220	Fisher Site (30-017-036)	Highspire Borough	1	1	3	3	1	1	3	1	1	3	3	3	1	56
66	227	Kocher's Site (26-012-005)	Elizabethville Borough	1	1	3	3	1	1	3	1	1	3	3	3	1	56
67	228	Bed & Breakfast Site (26-021-009)	Elizabethville Borough	1	1	3	3	1	1	3	1	1	3	3	3	1	56
68	234	Old Church (71-003-040)	Williamstown Borough	1	1	3	3	1	1	3	1	1	3	2	3	1	55
69	236	Market & West Street Site (71-008-012)	Williamstown Borough	1	1	3	3	1	1	3	1	1	3	2	3	1	55
70	2	Union Deposit Corp Property (63-27-19)	Swatara Township	1	1	2	3	2	1	3	1	1	3	2	3	1	55

Dauphin County Redevelopment Authority

Site Prioritization

Site Scores

Ranking #	Site #	Site Name	Municipality	Owner Interest	Site Size	Transportation Infrastructure	Sewer/Water Infrastructure	Brownfield	Financing/Funding	Type of Development	Existing Redevelopment Plan	Environmental Assessment	Environmental Constraints	Highway Access	Land Assembly	Targeted Area	TOTAL
				Weight	3	3	3	3	3	3	3	3	2	2	2	1	
71	217	Bitting Trucking Site (30-018-015)	Highspire Borough	1	1	3	3	1	1	3	1	1	3	2	3	1	55
72	218	427 2nd Street (30-026-024)	Highspire Borough	1	1	3	3	1	1	3	1	1	3	2	3	1	55
73	221	Willow Street Site (30-023-074)	Highspire Borough	1	1	3	3	1	1	3	1	1	3	2	3	1	55
74	216	214 Penn Street Site (30-010-006)	Highspire Borough	1	1	3	3	1	1	3	1	1	3	2	3	1	55
75	222	Engle Rissinger Site (29-001-045, 29-001-018, 29-001-019)	Halifax Township	1	3	2	1	2	1	3	1	1	3	3	2	1	55
76	232	Card Shop Site (70-005-003)	Williamstown Borough	1	1	3	3	1	1	3	1	1	3	1	3	1	54
77	205	Gas Station Site (72-005-153)	Williams Township	1	1	2	1	2	1	3	3	1	3	3	3	1	54
78	219	Flour Factory Site (30-015-002, 30-015-010)	Highspire Borough	1	1	3	3	1	1	3	1	1	3	2	2	1	54
79	210	Old Laundromat Site (28-001-005)	Halifax Borough	1	1	3	3	1	1	3	1	1	3	1	3	1	54
80	58	Blackies Nursery 68-039-037 68-039-038	West Hanover Township	1	2	2	2	1	1	3	1	1	3	3	3	1	53
81	5	Chambers Hill Road (63-27-101) - old car dealership	Swatara Township	1	1	2	3	2	1	3	1	1	3	2	1	1	53
82	6	(63-27-28) - Freight building (Chambers Hill)	Swatara Township	1	1	2	3	2	1	3	1	1	3	2	1	1	53
83	16	Colonial Pines Golden Age Home 35-055-111 (plus other surrounding parcels)	Lower Paxton Township	1	2	2	3	1	1	3	1	1	3	2	1	1	53
84	224	Treat Site (29-017-126, 29-017-015)	Halifax Township	1	1	2	3	1	1	3	1	1	3	3	3	1	53
85	65	Locknow Road	Susquehanna Township	1	2	2	2	1	1	3	1	2	2	2	3	2	53
86	194	Bumble Bee Hollow Site (66-009-117, 66-009-022)	Washington Township	1	2	3	1	2	1	3	1	1	1	3	3	1	52
87	212	Old Row Home Site (28-010-001)	Halifax Borough	1	1	3	3	1	1	3	1	1	3	1	1	1	52
88	64	6th street Corridor	Susquehanna Township	1	2	3	3	1	1	3	1	1	1	2	1	1	52

Dauphin County Redevelopment Authority

Site Prioritization

Site Scores

Ranking #	Site #	Site Name	Municipality	Owner Interest	Site Size	Transportation Infrastructure	Sewer/Water Infrastructure	Brownfield	Financing/Funding	Type of Development	Existing Redevelopment Plan	Environmental Assessment	Environmental Constraints	Highway Access	Land Assembly	Targeted Area	TOTAL
				Weight	3	3	3	3	3	3	3	3	2	2	2	1	
89	67	Walnut Street Corridor	Susquehanna Township	1	2	2	2	1	1	3	1	2	2	2	2	2	52
90	69	Texas Eastern Compressor	East Hanover Township	1	3	3	1	1	1	3	1	1	1	3	3	1	52
91	57	Kelemen Property 68-022-028	West Hanover Township	1	1	3	3	1	1	3	1	1	1	2	3	1	51
92	4	Paxton Street (63-24-18)	Swatara Township	1	2	2	3	1	1	3	1	1	2	2	1	1	51
93	198	Chicken House Site (64-001-024)	Pillow Borough	1	2	2	1	2	1	3	1	1	3	1	3	1	51
94	190	Old Elementary School (38-004-040)	Lykens Borough	1	1	2	3	1	1	3	1	1	2	3	3	1	51
95	62	Novo Realty 68-024-090	West Hanover Township	1	1	3	1	1	1	3	1	1	3	3	3	1	50
96	215	204 Penn Street Site (30-010-020)	Highspire Borough	1	2	2	2	1	1	2	1	1	3	2	3	2	50
97	63	Williams Tract 68-024--088	West Hanover Township	1	2	3	1	1	1	3	1	1	1	3	3	1	49
98	207	Row Homes Site (27-004-033, 27-004-034, 27-004-035, 27-004-036)	Gratz Borough	1	1	2	3	1	1	3	1	1	3	1	1	1	49
99	226	Sheetz Site (29-017-017, 29-017-016)	Halifax Township	1	2	2	3	1	1	2	1	1	2	1	3	1	49
100	195	Route 209 stores site (66-008-033)	Washington Township	1	2	3	1	1	1	3	1	1	1	3	2	1	48
101		Villa Theresa Nursing Home (former) 35-067-035	Lower Paxton Township	1	2	2	2	1	1	3	1	1	1	2	3	1	48
102	59	Kessler Property 68-039-043	West Hanover Township	1	2	2	2	1	1	3	1	1	1	3	1	1	47
103	60	Peiffer Property 68-039-077	West Hanover Township	1	1	3	2	1	1	3	1	1	1	1	3	1	47
104	61	Hulstine Properties 68-039-076 68-039-070	West Hanover Township	1	1	3	2	1	1	3	1	1	1	1	3	1	47
105	200	Old Garage (64-003-016)	Pillow Borough	1	1	3	2	1	1	3	1	1	1	1	3	1	47
106	199	Hotel Pillow (64-003-015)	Pillow Borough	1	1	3	2	1	1	3	1	1	1	1	3	1	47
107	182	Old Muskings Shoe Factory Site (45-016-018)	Millersburg Borough	1	1	1	3	1	1	3	1	1	1	3	3	1	46

Dauphin County Redevelopment Authority

Site Prioritization

Site Scores

Ranking #	Site #	Site Name	Municipality	Owner Interest	Site Size	Transportation Infrastructure	Sewer/Water Infrastructure	Brownfield	Financing/Funding	Type of Development	Existing Redevelopment Plan	Environmental Assessment	Environmental Constraints	Highway Access	Land Assembly	Targeted Area	TOTAL
				Weight	3	3	3	3	3	3	3	2	2	2	1	1	
108		Keystone Tool Site	Millersburg Borough	1	2	2	2	1	1	1	1	1	2	3	1	42	
109	68	Mobile Home Park	East Hanover Township	1	3	2	1	1	1	1	1	1	3	1	1	41	

DAUPHIN COUNTY STRATEGIC REDEVELOPMENT PLAN:  
POTENTIAL REDEVELOPMENT SITES

LISTING OF

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
	Harrisburg Transportation Center	City of Harrisburg	Safety/Security Upgrades, Expanded Rail Service Upgrades, Major Systems Improvements, Energy Efficiency Upgrades (09-036-001, 09-036-002, 09-036-003, 09-036-004, 09-036-005, 09-036-006, 09-036-011, 09-037-002)		7.81 Acres
	Midtown Arts/Education Campus	City of Harrisburg	Various activities including final build-out of MarketPlace Townhomes (approximately 47 Market-Rate Residential, Owner Occupied homes), Furlow Building, Parking Garages, HHA's Jackson Tower, Broadstreet Market, Redevelopment of Temporary Surface Parking Lots. Bounded by Harris Street, N. 3rd Street, N. 6th Street, and Reily Street.		
	Capitol Heights	City of Harrisburg	(Market-Rate Residential, Owner-Occupied) – Final build-out of approximately 100 single-family homes in phases IV and V. Bounded by Kelker Street, N. 5th Street, Susquehanna Street, and Harris Street.		
	Central Allison Hill	City of Harrisburg	New Mixed-Value Housing, Retail, Commercial. HRA/City owns 58 lots totaling approx. 2.36 acres. All of Summit Terrace, plus area bounded by 13th Street, Walnut Street, Market Street, and 17th Street.		2.36 Acres

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
	Summit Terrace (09-007-019)	City of Harrisburg	Final build-out of 16 Affordable Single-Family owner-occupied homes. Includes 1175 Bailey Street – Bluff at end of Bailey Street, vacant land, 1.36 acres. KOZ site.		1.36 Acres
	Allison Hill Automotive (09-056-010)	City of Harrisburg	Environmental Remediation site, vacant land, 2.29 acres		2.29 Acres
	1701 N. 3 <sup>rd</sup> Street (12-004-109)	City of Harrisburg	Former Hamilton Laundromat		
	S. Allison Hill Action Strategy” activities	City of Harrisburg	Including Mt. Pleasant Homes, Business/Industrial Opportunity Area #4, Boulevard Enhancement Opportunity Area #5, and Retail/Service Opportunity Area #1, and related Community Action Commission/Tri-County HDC projects. Bounded by Market Street, Berryhill Street, Cameron Street, and 18th Street.		
	Uptown Action Strategy” activities	City of Harrisburg	HRA-owns vacant lots at 600 Block of Schuylkill Street, and more along N. 6 <sup>th</sup> Street from Emerald north to Schuylkill. Property Sites: 10015045, 10015046, 10015071, 10015072, 10015073, 10015074, 10015076, 10015077, 10015078, 10015079, 10015080, 10015081, 10015082, 10015086, 10015087,10015088, 10015089, 10015090, 10016001, 10016002, 10016003, 10016004, 10016005,10016006, 10016007, 10016008, 10016009, 10016010, 10016011, 10016012, 10016013, 10016014, 10016015, 10016016, 10016017, 10016018, 10016019		

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
	Gateway Projects	City of Harrisburg	Transportation Improvements; Northern Widening of N. 7 <sup>th</sup> , Southern Extension of S. 3 <sup>rd</sup> and I81 exchange.		
	Capital View Project	City of Harrisburg	Abandon Industry Project, located at 1000 North Cameron Street, started building structure included in property.		5.2 Acres
1	<i>Adams St. Revitalization</i> (59-016-001) 24 Adams St (59-008-035) 109 Adams St (59-008-037) 111 Adams St (59-008-038) 113 Adams St (59-008-039) 113 1/2 Adams St (59-008-040) 115 Adams St (59-008-041) 115 1/2 Adams St (59-008-042) 119 Adams St (59-008-043) 119 1/2 Adams St (59-008-044) 121 Adams St (59-008-045) 123 Adams St (59-008-046) 123 1/2 Adams St (59-008-047) 125 Adams St (59-008-048) 127 Adams St (59-008-049) 129 Adams St (59-008-050) 133 Adams St (59-008-051) 133 Adams St (59-008-058) 122 Adams St (59-008-059) 128 1/2 Adams St	Steelton Borough	All the parcels are owned by the borough and will have access to public water and sewer. The borough has no issues with the RDA advertising the site on their website. This project is to the point where a developer should be secured to build the townhouses on the site.	Assist RDA with Development as needed	

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
2	Front St. Revitalization (59-015-030) 230 N Front (59-015-031) 220 N Front (59-015-032) 216 N Front (59-015-034) 154 N Front (59-016-032) 107 N Front (59-016-033) 180 N Front (59-016-035) 140 N Front	Steelton Borough	All of the parcels except one are owned by the Borough. There is a bookstore which is owned by someone who is unwilling to sell to the borough. One big barrier to development here is that a water main will need to be moved in order to develop the site. With that said, the borough has no issues with the RDA advertising the site on their website	Market site on website.	
3	SARAA Site (30-029-015)	Highspire Borough	They are very interested in seeing the property developed. They are currently leasing about 5 acres at the southern end of the parcel to JB Hunt for truck storage but it is a month-to-month lease and not a huge factor. They are very supportive of the County marketing the site on the website and through other means. Both public water and sewer are available in Highspire Borough	Possible site for redevelopment.	19.37 Acres
4	Lykens Hotel (37-006-001) Appartment Building on Northeast Corner of Square (37-002-021) Carpet Store Site - 37-002-022 Old Elementary School (38-004-040)	Lykens Borough		Need additional information.	
5	Harman Stove Site (29-009-011)	Halifax Township	There is a well on the site providing water service and there is an septic system that is substantially larger than necessary to service the existing building. The bank is very interested in moving the property and has no issues with us listing it on our website. Notes: Mr. Klein said that they have had two offers on the building (the highest was \$1,750,000) and both offers have been rejected. He said they have had two appraisals done on the property ranging between \$2.5 million and \$3 million. Mr. Klein said the bank has nearly \$5 million in the project and made it clear that he feels the parcel is assessed way too high. He was very anxious to have the RDA's help but did make note of the issues involved... primarily the fact that the bank will need a substantial purchase price to minimize their losses and the fact that it is very difficult at times to get truck traffic to the building.	Possible site for redevelopment.	100 Acres
7	Vine Street Site (29-021-009)	Elizabethville Borough	The site is served by municipal water and sewer in Elizabethville. He said there is 220 3-phase electrical service which could very easily be converted to 440 if necessary. He is interested in trying to do something different with the building and would welcome any offers. He is fine with us listing the site on our website assuming he has the opportunity to see the advertisement first. Notes: Mr. Facinelli said there is an existing wood-working operation there and his ideal option would be to	Market sites on website	.42 Acres

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
8	Old Firehouse Site (70-003-029)	Williamstown Borough	Mr. Williard is fine with RDA listing the property on the website and is still looking to move the property. The public water and sewer are not currently connected but they could be very easily.	Market sites on website	.12 Acres
9	Market Street site (30-008-005, 30-008-006, 30-008-007)	Highspire Borough	He does have the property listed with Howard Hanna in Hershey – the agent’s name is Denise Gainer. The properties do have public water and sewer. Mr. Beard would like to sell the parcels together instead of individually and realizes that selling to a developer would be ideal. He is excited about having the RDA help him in marketing the properties and has no issues with them posting stuff on the website.	Market sites on website	.65 Acres
10	Water Street (28-017-003)	Halifax Borough	This is a borough owned parcel. There are water mains and sewer lines within the vicinity of both parcels and hooking up to both would be very doable at both parcels. They are very interested in moving the sites and have no issue with us listing them on the website. Notes: The large borough owned site (28-017-003) does have an issue in that it is essentially land-locked. Mr. Rank said they have been approaching numerous landowners around their parcel attempting to get an easement but have not been successful thus far.	Market sites on website	65.5 Acres
11	38 2nd Street (28-001-015)	Halifax Borough	This is a borough owned parcel. There are water mains and sewer lines within the vicinity of both parcels and hooking up to both would be very doable at both parcels. They are very interested in moving the sites and have no issue with us listing them on the website. Notes: The large borough owned site Water Street (28-017-003) does have an issue in that it is essentially land-locked. Mr. Rank said they have been approaching numerous landowners around their parcel attempting to get an easement but have not been successful thus far.	Market sites on website	.18 Acres
12	Lytle Farms (34-005-008), (34-009-004), (34-010-116)	Londonderry Township	This is a large mixed-use development that will have public water (likely provided by American Water) and public sewer from Middletown Borough. While there is no traditional redevelopment occurring, they will be looking for commercial tenants. Key attributes of the project is proximity to Route 283 and the PA Turnpike along with being located a convenient distance from both Harrisburg and Lancaster. They would like to see the information before it goes on the website.	Assistance with business recruitment.	659.24 Acres

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
13	School Heights Village (34-011-085)	Londonderry Township	This is another large mixed-use development that will have public water (likely provided by American Water) and public sewer from Derry Township. While there is no traditional redevelopment occurring, they will be looking for commercial tenants. They would definitely like to see the project advertised by the RDA.	Will require assistance with business recruitment.	75.57 Acres
14	Bar Site (72-005-053)	Williams Township	Served by well and septic. Liquor license to be sold with the property. Property managed by Integrity Bank.	Market sites on website	5.5 Acres
15	Area along Grayson Road (breski properties) (66-23-68) (66-23-74) (66-23-75) (66-23-76) (66-23-77)	Swatara Township	Public water available, but no public sewer.	Market sites on website	
16	Redevelopment Area 3 31-010-008 (Parcel A) 31-010-007 (Parcel B) 31-010-006 (Parcel C) 31-010-009 (Parcel D)	Hummelstown Borough	Currently used for growing crops. Homes adjacent to the site.	Market sites on website	20.41 Acres
17	Redevelopment Area 6 31-030-004 (Parcel A) 31-011-019 (Parcel B)	Hummelstown Borough	This is the old produce packing plant. The properties are zoned warehouse commercial. Unsure of the environmental issues at the sites.	Market sites on website	11.64

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
18	Redevelopment Area 7 31-031-018 (Parcel A) 31-031-025 (Parcel B) 31-031-022 (Parcel C) 31-031-012 (Parcel D)	Hummelstown Borough	Family owned parcels, all under the control of Mark Camasta.	Market sites on website	
19	(62-27-29) - old quonest huts and small steel buildings (Chambers Hill)	Swatara Township	Unable to reach the owner.	Hold for now	LISTED
20	Polk Foundation Site	Millersburg Borough	Owner interested in marketing. Need to notify owner prior to marketing the site	Market sites on website.	
21	Old Gymnasium Site (69-006- 188)	Wiconisco Township	Barb Schiano. 717-821-9245. No public utilities. Serviced by well and septic		
22	Blighted Area B Wilson Street 124 Wilson Street 120 Wilson Street 116 Wilson Street 114 Wilson Street 108 Wilson Street 100 Wilson Street	Middletown Borough			

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
23	Blighted Area A 62 Wilson Street 58 Wilson Street 48 Wilson Street 38 Wilson Street 210 S Catherine Street 214 S Catherine Street 65 Ann Street 63 Ann Street 57 Ann Street 51 Ann Street 45 Ann Street 41 Ann Street 37 Ann Street	Middletown Borough	62 Wilson Street - Home was recently remodeled with new roof, siding, interior etc. Available gas, sewer, electric. Owner is interested in selling and marketing on website. 58 Wilson Street - Owner is willing to sell for the right price 48 Wilson Street - Owner is willing to sell for the right price 38 Wilson Street - Owner is willing to sell for the right price. Has access to sewer, water, gas. 210 S Catherine Street 214 S Catherine Street 65 Ann Street 63 Ann Street 57 Ann Street 51 Ann Street - Owner is currently renovating but may be interested in selling in the future. Has water, sewer, and gas available. 45 Ann Street 41 Ann Street 37 Ann Street - Same owner as 38 Wilson. Has access to sewer, water, gas. Owner willing to sell for the right price.	62 Wilson Street - Market on Website 58 Wilson Street - Market on Website 48 Wilson Street - Market on Website 38 Wilson Street - Market on Website 210 S Catherine Street 214 S Catherine Street 65 Ann Street 63 Ann Street 57 Ann Street 51 Ann Street - Market on Website 45 Ann Street 41 Ann Street 37 Ann Street - Market on Website	
24	Redevelopment Area 2 31-015-015	Hummelstown Borough			
25	Redevelopment Area 5 31-019-008	Hummelstown Borough			

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
26	Redevelopment Area 1 31-001-001 (Parcel A) 31-001-004 (Parcel B)	Hummelstown Borough			
27	Blighted Area C 166 Wilson Street 160 Wilson Street 154 Wilson Street 150 Wilson Street 148 Wilson Street 144 Wilson Street 140 Wilson Street 138 Wilson Street 216 S Wood Street 167 Ann Street 157 Ann Street 155 Ann Street 149 Ann Street 145 Ann Street 142 Ann Street 135 Ann Street	Middlestown Borough	Blighted Area C 166 Wilson Street 160 Wilson Street 154 Wilson Street - Owner interested in selling and marketing. Has access to sewer and water. 150 Wilson Street - Owner interested in selling and marketing. Has Access to sewer and water. 148 Wilson Street 144 Wilson Street 140 Wilson Street - Owner interested in selling and marketing. Has access to sewer, water and gas. Has plans to develop 136 Wilson street into 3 3-bedroom units. 138 Wilson Street - See 140 Wilson comments 216 S Wood Street 167 Ann Street - Owner interested in selling and marketing. Has access to sewer and water. No plans to redevelop currently. Was interested in the overall redevelopment plan and why his site was identified. 157 Ann Street - Currently rented but owner is open to selling. Partially remodeled. Owner had it on the market for about a year without any interest. Access to sewer, water, gas. 155 Ann Street 149 Ann Street 145 Ann Street - Owner is not interested in selling and wants to hold onto the property as long as possible. Currently renovating to fix flood damage. Will get back to me if he changes his mind. 142 Ann Street 135 Ann Street	Blighted Area C 166 Wilson Street 160 Wilson Street 154 Wilson Street - Market on Website 150 Wilson Street - Market on Website 148 Wilson Street 144 Wilson Street 140 Wilson Street - Market on Website 138 Wilson Street - Market on Website 216 S Wood Street 167 Ann Street - Market on Website 157 Ann Street - Market on Website 155 Ann Street 149 Ann Street 145 Ann Street - Do Not Market on Website 142 Ann Street 135 Ann Street	
28	Old Quarry	Swatara Township			

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
29	Junkyard	Londonderry Township			
30	Redevelopment Area 4 31-019-010 (Parcel A) 31-019-011 (Parcel B) 31-019-012 (Parcel C) 31-019-013 (Parcel D) 31-019-014 (Parcel E) *31-019-015 (Parcel F)	Hummelstown Borough	Bowser Furniture Stores - garage, lots, storage units; Sherrie indicated she does not wish to be contacted right now, as she is dealing with post-flooding issues. Perhaps contact by spring, but not right now. <b>NOTE: PARCEL F IS OWNED SEPARATELY FROM THE BOWSER FAMILY IN THIS REDEVELOPMENT AREA.</b>		
31	Trainers Homes	Derry Township			
32	East End along Rt 230	Steelton Borough		Do not Market	
33	Old Bethlehem Steel Slag Area (63-46-4)	Swatara Township			

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
34	Christian St Station and throughout Borough	Steelton Borough		Do not Market	
35	58-009-001 - PennRose Felton Schoolhouse Apts	Steelton Borough			
36	Hardees Site (65-030-084)	Upper Paxton Township	Owner is interested in selling. Site has water, sewer gas availability.	Market on website	
37	Coleman Site (65-030-068, 65-030-001, 65-030-082)	Upper Paxton Township	Spoke to property owner and he is not interested in selling, or marketing at this time. Was dissatisfied that we did not have more concrete redevelopment plans for specific properties at this time.	Do Not Market on Website	NO LISTED

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
38	Empty lot behind Upper Dauphin Government Center (66-008-017)	Washington Township	Owner: Wylie Tahvan 1 Dawn Drive Millersburg, PA 17061 DONLO FAMILY LIMITED PARTNERSHIP - TYANN MILLER - WORK: 632.4656 X 102 CELL: 476.8852	Dauphin Coutny Human Services Center; interested in developing it. Now it is completely full and only opened three years ago. They are the developer and would want to contact county itself. Willing to have it listed. Would like to be included at the Summit. PERSON TO CONTACT IS TYANN MILLER, SISTER OF DAWN LISI AND DAUGHTER OF OWNER WYLIE TAHVAN	
39	Old Agway Site (66-012-024, 66-012-044)	Washington Township			
40	MI Printing Site (65-033-097, 65-033-098, 65-033-099, 65-033-100, 65-033-101, 65-033-102)	Upper Paxton Township			
41	57-016-001 - John Arnold's Property Development Opportunity	Steelton Borough			

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
42	Triange Site (29-016-024)	Halifax Township			
43	Renamed "300 E Park Drive" in Database - East Park Drive Area (63-1-52) - 300 East Park Drive	Swatara Township			
44	Renamed "330 E Park Drive" in Database - (63-1-53,66) Vacant Building	Swatara Township			
45	Old Johnson-Bailey Shoe Factory Site (45-021-004)	Millersburg Borough			
46	Red Brick Warehouse (70-005- 014)	Williamstown Borough			

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
47	Old Apartment Building (70-006-009)	Williamstown Borough			
48	Garage Site (70-004-037)	Williamstown Borough			
49	Market & Ray Street Site (70-006-015)	Williamstown Borough			
50	113 E. Market Site (70-003-028)	Williamstown Borough			
51	Apartment House Site (70-005-002)	Williamstown Borough			

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
52	Building on NW corner of Route 209 and Crossroads Road (66-016-028)	Washington Township			
53	Old Ames Store Site (65-026-066)	Upper Paxton Township			
54	Old Hardware Store (38-009-033)	Lykens Borough			
55	Fisher Site (30-017-036)	Highspire Borough			
56	Kocher's Site (26-012-005)	Elizabethville Borough	Ben Kocher. 717-692-3189. Public Utilities on site.	Market on website	

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
57	Bed & Breakfast Site (26-021-009)	Elizabethville Borough	Jeremy Fisher (Realtor). 717-580-2533. Serviced by utilities	Market on website	
58	Old Church (71-003-040)	Williamstown Borough			
59	Market & West Street Site (71-008-012)	Williamstown Borough			
60	Bitting Trucking Site (30-018-015)	Highspire Borough			
61	427 2nd Street (30-026-024)	Highspire Borough			

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
62	Willow Street Site (30-023-074)	Highspire Borough			
63	214 Penn Street Site (30-010-006)	Highspire Borough			
64	Union Deposit Corp Property (63-27-19)	Swatara Township	Spoke with Capital Region Economic Development Corporation who assisted the owner, AD Associates LLC, in acquiring the property. They indicated that the current use is likely to remain for the foreseeable future and there are no plans to sell/redevelop.	Do Not Market on Website	NOT LISTED
65	Engle Rissinger Site (29-001-045, 29-001-018, 29-001-019)	Halifax Township	Harold Engle. 717-571-6634. List car dealership. Serviced by well and grinder pump is used to transport sewer to adjacent trailer park.		
66	Card Shop Site (70-005-003)	Williamstown Borough	Mike Bistline. 717-433-0815. Excited about program. Site serviced by utilities.	Market on Website	

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
67	Flour Factory Site (30-015-002, 30-015-010)	Highspire Borough			
68	Old Laundromat Site (28-001-005)	Halifax Borough	Mike Bistline. 717-433-0815. Excited about program. Site serviced by utilities.		
69	Gas Station Site (72-005-153)	Williams Township			
70	Blackies Nursery 68-039-037 68-039-038	West Hanover Township	Property is currently listed. Interested in marketing on website. Sewer is on site, water is on site well. Owner says utilities could be made easily available.	Market on Website	
71	Chambers Hill Road (63-27-101) - old car dealership	Swatara Township			

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
72	Renamed "4250 Chambers Hill Road" in Database - (63-27-28) - Freight building (Chambers Hill)	Swatara Township			
73	Locknow Road	Susquehanna Township			
74	Colonial Pines Golden Age Home 35-055-111 (plus other surrounding parcels)	Lower Paxton Township			
75	Treat Site (29-017-126, 29-017-015)	Halifax Township	Bill Hale. 717-896-3126; Former golf hut that has been demolished. Mr. Hale is willing to have the property listed on the Web site and is willing to speak to developers.		
76	Bumble Bee Hollow Site (66-009-117, 66-009-022)	Washington Township	Owner is Lorraine Klippel; Property is on Rt. 209; This property is currently listed with HIGH - C25 - Commercial/Industrial Misc; there is no water/sewer, although services stop at the Walmart about 1/4 mile away. High's Denise Kass can be reached at 805.0797 or at dkass@high.net		

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
77	6th street Corridor	Susquehanna Township			
78	Old Row Home Site (28-010-001)	Halifax Borough			
79	Texas Eastern Compressor	East Hanover Township			
80	Walnut Street Corridor	Susquehanna Township			
81	Renamed "252 Piketown Rd" on Database - Kelemen Property 68-022-028	West Hanover Township			

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
82	Paxton Street (63-24-18)	Swatara Township			
83	Chicken House Site - Renamed "150 S. Market St" in database (64-001-024)	Pillow Borough	Owner interested in marketing and potentially selling. Indicated a concern for fraudulent developers approaching property owners and would like to see the county verify credentials of developers. Site has water and sewer availability.	Market on website	
84	Renamed "128 N Hershey Rd" on Database - Novo Realty 68-024-090	West Hanover Township			
85	204 Penn Street Site (30-010- 020)	Highspire Borough			
86	Renamed "155 N Hershey Rd" in Database - Williams Tract 68-024--088	West Hanover Township			

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
87	Sheetz Site (29-017-017, 29-017-016)	Halifax Township			
88	Row Homes Site (27-004-033, 27-004-034, 27-004-035, 27-004-036)	Gratz Borough			
89	Route 209 stores site (66-008-033)	Washington Township			
90	Villa Theresa Nursing Home (former) 35-067-035	Lower Paxton Township			
91	Renamed "West Hanover Township - Hershey Rd" on database - Peiffer Property 68-039-077	West Hanover Township			

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
92	Hulstine Properties 68-039-076 68-039-070	West Hanover Township			
93	Old Garage (64-003-016)	Pillow Borough			
94	Hotel Pillow (64-003-015)	Pillow Borough			
95	Kessler Property 68-039-043	West Hanover Township	Owner: Rose Kessler; 215 Division St. Hummelstown, 17036; 566-2340; Nearly 30 acres; barn on property; includes well and septic; presently listed with Brownstone Development. Brownstone agent did not indicate if listing the property on the Web site was OK with the property owner.		
96	Old Muskings Shoe Factory Site (45-016-018)	Millersburg Borough			

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
97	Keystone Tool Site	Millersburg Borough			
98	Mobile Home Park	East Hanover Township			
99	Antique Store Site (28-005-022)	Halifax Borough	There is both public water and sewer at the building. Mrs. Cooper is looking to get rid of the store but does have some desire to make sure it doesn't get turned into low income housing with an absentee landlord. She does currently have the property listed with a realtor and is a little hesitant about having the Redevelopment Authority list the site when she does already have a realtor and she does have some desire to have some control over who buys the site.	Hold site from website. Possibly remove from list.	NOT LISTED
100	Lower Paxton Township Closed Municipal Landfill 37-072-033	Lower Paxton Township	Mr. Wolfe said they with the exception of a proposed solar farm, there has never been significant talk about developing the landfill. He did say that there is a public water main which runs under Conway Road (that fronts on the Landfill Site) and that there is a hook up for the public septic. He said he wouldn't have any opposition to having the parcel listed on the website but that he would want to see the advertisement first.	Market sites on website	
101	Redevelopment Area 8 31-032-013 (Parcel A)	Hummelstown Borough	American Legion owns the site. Hilton Hotel is adjacent to site; the Hilton Hotel has first right of refusal.		

Ranking #	Site Name	Municipality	Owner Comments	Actions	Site Size
102	Redevelopment Area 9 31-032-011 (Parcel A) 31-032-026 (Parcel B) 31-032-016 (Parcel C) 31-032-017 (Parcel D) 31-032-012 (Parcel E) 31-032-002 (Parcel F) 31-032-025 (Parcel G)	Hummelstown Borough	Redevelopment probability is low; multiple owners; typically not interested in redevelopment.		



PLEASE JOIN US FOR THE  
**DAUPHIN COUNTY  
Developer Summit**

*Open for Business*

Hosted by The Dauphin County Commissioners  
and The Redevelopment Authority

**Date** Monday, October 31, 2011

**Time** 1:00-2:30 p.m.

**Location** Fort Hunter Centennial Barn  
5300 N. Front Street, Harrisburg, PA 17110  
(717) 599-5188

\* RSVP to Brooke Miller at 780-6250 by Monday, October 24, 2011



Dauphin County Office of  
Community & Economic Development  
112 Market Street  
Harrisburg, PA 17108

The Dauphin County Commissioners and the Dauphin County Redevelopment Authority (RDA) are launching an exciting redevelopment campaign. This campaign entitled *Dauphin County...We Are Open for Business* is intended to be a collaborative effort between the RDA and real estate professionals/developers to redevelop key sites within the County to create new residential, commercial, and industrial opportunities.

Delta Development Group, Inc., was retained by the Dauphin County Commissioners to assist in this effort. Since January of 2011, Delta has conducted interviews with municipal officials to develop a master list of redevelopment sites in Dauphin County. This list will be hosted on the County's Web site on a searchable database and will include information such as current use, size, location, key market information, and photos of the site. The database will also denote if the site is part of a larger redevelopment area.

Please join us on Monday, October 31, 2011, for the Developer Summit where you will hear from the Dauphin County Commissioners and the RDA about their goals and objectives for developing new public-private partnership opportunities, and their ideas for creating an environment that says *Dauphin County...We Are Open for Business*.



## DAUPHIN COUNTY DEVELOPER SUMMIT

*Open for Business*

ITINERARY

**1:00-2:30 P.M.**

### Welcome and Introduction

- Commissioner George P. Hartwick, III
- Commissioner Jeffrey T. Haste
- Commissioner Mike Pries

### Overview of Redevelopment Strategy

- Matt Tunnell

### Overview of Process: Identification of Properties & Outreach

- Delta Development Group, Inc.
- Community Networking Resources

### Website Unveil and Demonstration

- Brandon Kilheffer, Delta Development Group, Inc.

### Building Public Private Partnerships: Discussion for Financial Incentives

- August "Skip" Memmi

### Public Question and Answers



# Strategic Redevelopment Plan



**DELTA | DEVELOPMENT | GROUP**  
I N C .



**DAUPHIN COUNTY**  
P E N N S Y L V A N I A

# Dauphin County Redevelopment Authority

## ▶ Members

- Matthew Tunnell, Chairman
- Paul Navarro, Vice Chairman
- Gary Lenker, Secretary
- Charles Wallace, Assistant Secretary/Treasurer
- Frank Lynch, Treasurer
- Bruce Forman, Solicitor

## ▶ Staff

- August "Skip" Memmi, Executive Director
- George Connor, Deputy Executive Director



# Objectives of the Strategic Plan

- ▶ The RDA is taking a lead role in coordinating redevelopment efforts in Dauphin County.
  - Create comprehensive list of potential redevelopment sites
  - Work with municipal officials and property owners to redevelop key sites in Dauphin County
  - Develop and maintain interest within the development community; build public-private partnerships
- ▶ Actively market redevelopment sites
  - Marketing Brochure
  - Interactive Web site Listing
  - Press Releases

# Delta Development Group, Inc.

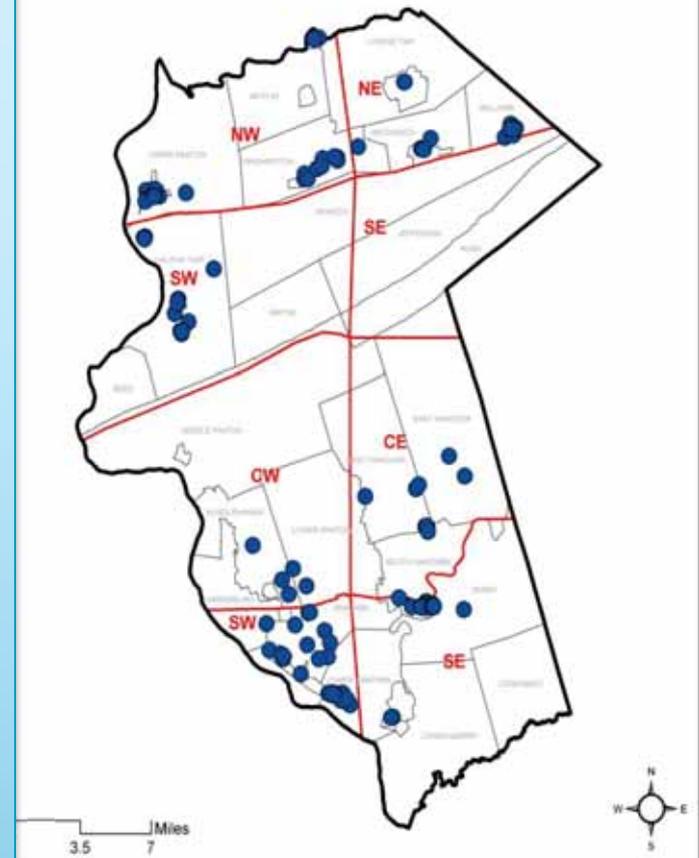
- ▶ John Mizerak, Principal  
Project Advisor
- ▶ Teresa K. Sparacino, Senior Associate  
Project Manager
- ▶ Jade K. Herbst, Associate  
Project Support
- ▶ Brandon Kilheffer, Senior Associate  
IT



# The Process – Outreach

- ▶ Municipal interviews to determine key sites
  - Conducted 40 municipal interviews – list of over 200 potential sites and 100 potential redevelopment areas
  - Obtained priority list from the City of Harrisburg – redevelopment areas
- ▶ Property Owners contacted to include properties in database
- ▶ Developed database of all sites provided by municipalities
- ▶ Prepared profile sheets for each site/redevelopment area

Dauphin County  
Redevelopment Sites



# The Process—Develop Interactive Web Site

- ▶ Developed Web site to promote available sites for redevelopment
- ▶ Searchable fields include the following:
  - Size
  - Location
  - Property Type
- ▶ Content management system
  - System can be updated by the RDA as new sites are identified/sites are redeveloped

A screenshot of a web application interface showing search results. It has a search bar at the top and a table below. The table has columns for "Property Name", "Municipality", "Property Type", and "Area".

Property Name	Municipality	Property Type	Area
1234 Main Street, Building #1234	Hallow Township	Commercial	1
5678 Main Street, Building #5678	Hallow Township	Industrial	1
9012 Main Street, Building #9012	Hallow Township	Residential	0.5
3456 Main Street, Building #3456	Hallow Township	Residential	0.5
7890 Main Street, Building #7890	Hallow Township	Industrial	20
1111 Main Street, Building #1111	Hallow Township	Commercial	60-69
2222 Main Street, Building #2222	Hallow Township	Commercial	10-19
3333 Main Street, Building #3333	Hallow Township	Industrial	1-9
4444 Main Street, Building #4444	Hallow Township	Commercial	0-9
5555 Main Street, Building #5555	Hallow Township	Commercial	60
6666 Main Street, Building #6666	Hallow Township	Residential	0-9
7777 Main Street, Building #7777	Hallow Township	Commercial	1-2
8888 Main Street, Building #8888	Hallow Township	Commercial	3-9
9999 Main Street, Building #9999	Hallow Township	Industrial	10-20
1010 Main Street, Building #1010	Hallow Township	Residential	0-9
1111 Main Street, Building #1111	Hallow Township	Residential	0-9

# The Process – Property Profiles

- ▶ Profile sheets developed for each property and redevelopment area. Information includes:
  - Demographics
  - Current use
  - Zoning classification
  - Property owner contact information
  - Site map

**Property Site # 3**  
207 North Front Street, Harrisburg, PA 17221

**Property Information**

Property Tax ID: 59-030-032-00-0000  
 Neighborhood: 05004 Secondary Strip-Commercial  
 Property Type: Commercial  
 Description: Retail Store  
 Size: 4,000 sq. Ft./2,000 Acres  
 Current Property Use: Commercial



Attributes:  
 Retail Store  
 3,160 sq. Ft.

Assessed Valuation:  
 Land: 27,200  
 Building: 97,600  
 Total: 124,800

**Market Profile**

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	28,242	51,293	204,204
Households	14,448	4,942	174,267
Median Household Income	\$27,010	\$27,062	\$27,216
Per Capita Income	\$18,411	\$25,421	\$28,063
Median Age	35.4	36.5	36.7

**Property Site # 10**  
420 Market Street, Highspire, PA 17034

**Property Information**

Property Tax ID: 30-000-007-000-0000  
 Neighborhood: 30003 Dugh St. Area  
 Property Type: Residential  
 Description: Two Story Residential  
 Size: 14,375 sq. Ft./2,000 Acres  
 Current Property Use: Residential



Attributes:  
 Two Story Residential  
 2,941 sq. Ft.

Assessed Valuation:  
 Land: 13,600  
 Building: 44,500  
 Total: 58,100

**Market Profile**

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	7,093	9,664	24,555
Households	3,096	32,330	12,441
Median Household Income	\$54,363	\$47,718	\$52,913
Per Capita Income	\$24,628	\$21,742	\$27,488
Median Age	40.1	37.8	40.2

**Additional Information**



**Owner Information:**  
 George L. Rowd  
 420 Market Street  
 Highspire, PA 17034

**Owner Information:**  
 Borough of Union  
 123 N. Front St.  
 Union, PA 17112

# *Open for Business*

## ▶ Questions and Answers





## Dauphin County Redevelopment Authority to embark on largest mission since 1972 by revitalizing blighted housing

Published: Sunday, October 04, 2009, 9:04 PM Updated: Wednesday, October 07, 2009, 10:31 AM



**EMILY OPILO, The Patriot-News**

At its peak shortly after Hurricane Agnes swept through the midstate in 1972, the Dauphin County Redevelopment Authority was doling out more than \$10 million to revitalize the county's decimated housing.

In the years since, many smaller housing projects have been undertaken, such as the management of the county's community block grants, but nothing of the magnitude of Agnes.

That's about to change.

At the request of the Dauphin County commissioners, the redevelopment authority will become part of the county's economic development arm and will be charged with a countywide housing revitalization effort, the scope of which the authority hasn't seen since Agnes.

The plan: Take old, blighted properties and repurpose them into residential or commercial structures that communities can be proud of.

"It's long overdue that we take this approach," Commissioner George Hartwick said. "If you want to turn around a local community, rather than taking up green space, you have to look at the real estate you have."

Although the plan is in its infancy and the cost is uncalculated, the commissioners are reaching out to municipalities across the county to gather ideas and take stock of property. Representatives from municipalities including Steelton, Swatara Twp. and Halifax Twp. attended a meeting with the commissioners last week to brainstorm for the project.

The plan will first require restructuring of the redevelopment authority. Since the late 1950s, when the authority was founded, it was run as a sister agency with the Housing Authority of the County of Dauphin, director Chuck Gassert said. That arrangement worked until the 1970s, when federal housing dollars began channeling through municipalities rather than redevelopment authorities.

Moving the authority under the wing of the county and replacing its governing board will allow for more efficient distribution of that money, Gassert said. And operating the authority will give the county new

options for the acquisition and demolition of property and better chances of procuring money from the government, he said.

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# DAUPHIN COUNTY FACTS AND STATS



## ARTS & CULTURE

Whitaker Center for Science and the Arts  
 Theatre Harrisburg  
 Susquehanna Chorale  
 Harrisburg Choral Society  
 Wednesday Club for the Performing Arts  
 Susquehanna Folk Music Society  
 The Chamber Singers of Harrisburg  
 Harrisburg Singers  
 Open Stage  
 Gamut Theatre Group  
 Popcorn Hat Players and the Harrisburg Shakespeare Festival  
 The Forum  
 Hershey Entertainment and Resorts  
 The Giant Center  
 Hersheypark Stadium  
 Rose Lehrman Arts Center  
 Scottish Rite Cathedral  
 Zembo Shrine Building/Zembo Mosque  
 Central Pennsylvania Friends of Jazz  
 Hershey Theatre  
 Hershey Symphony



National Civil War Museum  
 The John Harris/Simon Cameron Mansion  
 The Pennsylvania National Fire Museum  
 The Ned Smith Center for Nature and Art  
 The State Museum of Pennsylvania  
 Susquehanna Art Museum/Doshi Gallery  
 Art Association of Harrisburg School and Galleries  
 Historical Society of Dauphin County  
 Harrisburg Gallery Walk  
 Artsfest  
 3rd in the Burg

## RECREATION

The Hershey Story  
 Hersheypark  
 Chocolate World  
 ZooAmerica  
 Lake Tobias  
 Middletown and Hummelstown Railroad  
 City Island's Metro Bank Park  
 Giant Center  
 Hershey Gardens  
 Antique Automobile Club of America  
 Fort Hunter Museum and Park  
 Wildwood Lake Sanctuary  
 Appalachian Trail  
 East and West Shore Golf Courses  
 Hershey Links



### POPULATION

Dauphin County: 268,100 (2010 population)  
 Harrisburg Metropolitan Statistical Area (MSA) - 549,475 (2010)  
 The MSA ranked 93rd in the United States in 2010.

### COUNTY SEAT

Harrisburg

### ALTITUDE

About 450 feet above sea level – mountain elevation varies

### AIRPORTS

Harrisburg International Airport in Middletown, Dauphin County  
 Capital City Airport in Cumberland County  
 Several private airports

### AIR FREIGHT CARRIERS

Federal Express and United Parcel Service

### BUS SERVICE

Capital Area Transit (CAT)  
 Capital Trailways  
 Greyhound Bus Lines  
 Rohrer Bus Service  
 Easton Coach Company

### MOTOR FREIGHT

Served by a number of national and local carriers

### RAIL SERVICE

Passengers served by Amtrak  
 Freight service provided by Norfolk Southern

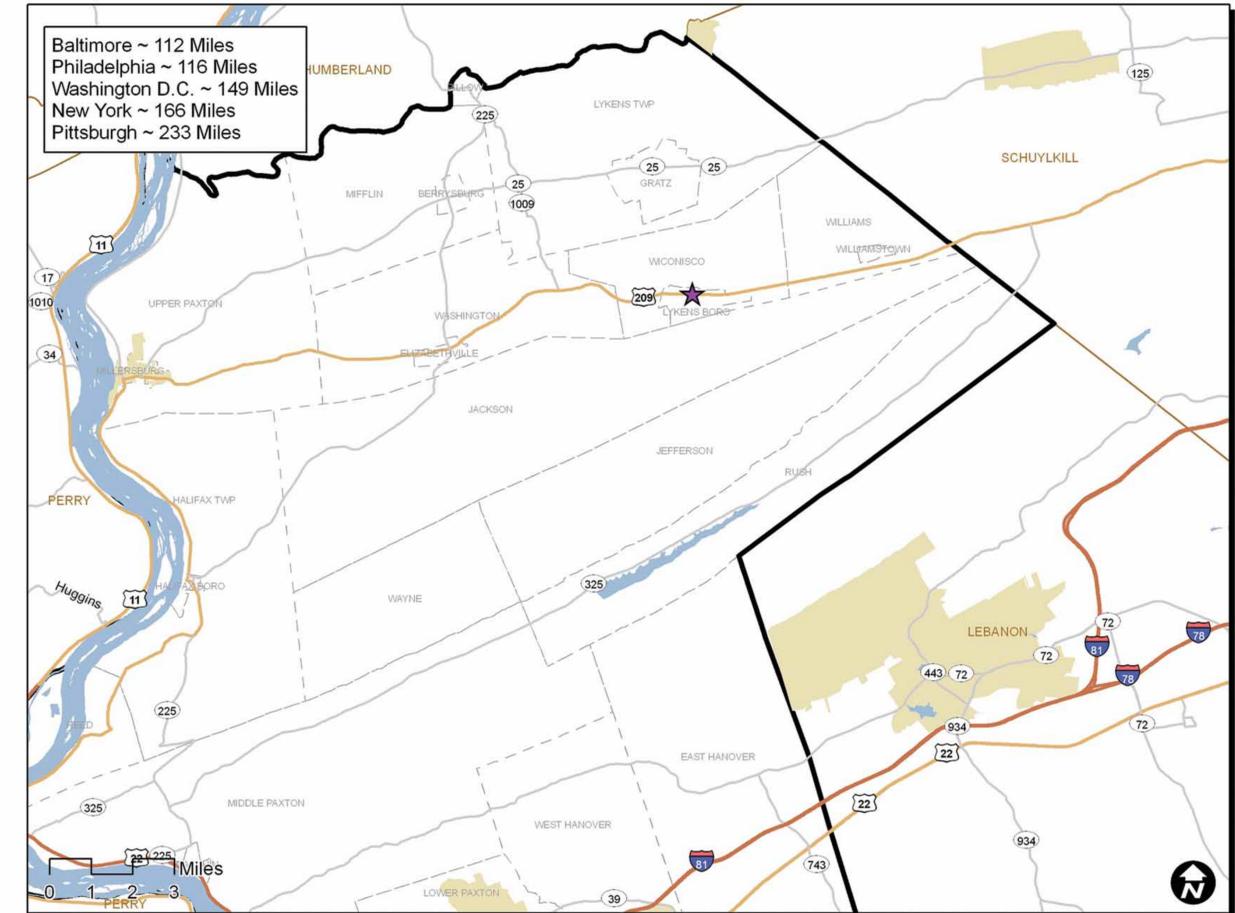
### PUBLIC UTILITIES

Electricity: PPL Electric Utilities Corporation, GPU  
 Gas: UGI Utilities  
 Water & Sewer: Pennsylvania American Water, United Water, and multiple municipal water/sewer authorities

### CHAMBERS OF COMMERCE

Harrisburg Regional Chamber/CREDC  
 Northern Dauphin Regional Chamber of Commerce  
 Hershey Partnership  
 African-American Chamber of Commerce of Central Pennsylvania  
 Hispanic Chamber of Central Pennsylvania

## POPULATION MAP



### KEY DEMOGRAPHIC INFORMATION

Median HH Income \$54,720  
 Median Home Value &158,187  
 Median Age 40.5  
 Average HH Income \$66,262

### TOP 3 TAPESTRY SEGMENTS

Cozy & Comfortable  
 Salt of the Earth  
 Old & Newcomers

### SPENDING POTENTIAL INDEX

Education	100
Entertainment	97
Food Away From Home	96
Retail Goods	91

\* The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

# DAUPHIN COUNTY FACTS AND STATS



## HOUSING

*This capital county has been named one of "America's Best Places to Raise a Family 2010" by Forbes.com as well as one of America's "most livable" cities.*



## EDUCATION

DAUPHIN COUNTY SCHOOL DISTRICTS			
<b>Central Dauphin School District</b> 600 Rutherford Road Harrisburg, PA 17109-5227 www.cdschools.org District Population: 83,795	<b>Halifax Area School District</b> 3940 Peters Mountain Road Halifax, PA 17032-9098 www.hasd.us District Population: 7,095	<b>Middletown Area School District</b> 55 West Water Street Middletown, PA 17057-1448 www.raiderweb.org District Population: 18,355	<b>Susquehanna Township School District</b> 3550 Elmerston Avenue Harrisburg, PA 17109-1131 www.hannasd.org District Population: 8,535
<b>Derry Township School District</b> 30 East Granada Avenue, PO Box 898 Hershey, PA 17033-0898 www.hershey.k12.pa.us District Population: 21,275	<b>Harrisburg City School District</b> 2101 North Front Street, Bldg. 2 Harrisburg, PA 17110-1081 www.hbgsd.k12.pa.us District Population: 49,100	<b>Millersburg Area School District</b> 799 Center Street Millersburg, PA 17061-1420 www.milbgsd.k12.pa.us District Population: 6,490	<b>Upper Dauphin Area School District</b> 5668 State Route 209 Lykens, PA 17048-8414 www.udasd.org District Population: 8,755
<b>Lower Dauphin School District</b> 291 East Main Street Hummelstown, PA 17036-1799 www.ldsd.org District Population: 22,545	<b>Steelton-Highspire School District</b> PO Box 7645 Steelton, PA 17113-7645 www.shsd.k12.pa.us/steeltonhsa District Population: 8,535	<b>Dauphin County AVTS</b> 6001 Locust Lane Harrisburg, PA 17109-5631 www.dcts.org	

### COLLEGES AND UNIVERSITIES IN DAUPHIN COUNTY

- Penn State Harrisburg - Capital Campus
- Penn State Hershey/The Penn State College of Medicine
- Widener University School of Law
- Harrisburg University of Science and Technology
- Elizabethtown College
- Dixon University Center
- Harrisburg Area Community College (HACC)
- Temple University Harrisburg
- Albright College
- The University of Phoenix
- ITT Technical Institute
- Keystone Technical Institute



Courtesy of <http://knowthisplace.com/pa/dauphin-county-pa-bk/>



## TRANSPORTATION

Pennsylvania has recently completed a \$145 million joint effort with Amtrak and the Federal Transit Administration to upgrade service on the 104-mile Keystone Service line between Harrisburg and Philadelphia's 30th Street Station. Amtrak now offers 110 mph, 90-minute express service between Harrisburg, Lancaster and Philadelphia 158 times per week. The service also provides a direct connection to New York City. Earlier this year, Pennsylvania received more federal aid, about \$26 million, to make the Keystone Service faster. The aim is to boost the top speed on the Harrisburg-to-Philadelphia service to 125 mph.



Courtesy of <http://knowthisplace.com/pa/dauphin-county-pa-bk/>



## HEALTHCARE

### HEALTHCARE PROVIDERS

- The Penn State Milton S. Hershey Medical Center
- The Penn State College of Medicine
- The Penn State Hershey Children's Hospital

### PinnacleHealth System

- Harrisburg Hospital
- Polyclinic Medical Center
- Community General Osteopathic Hospital



Both images courtesy of <http://knowthisplace.com/pa/dauphin-county-pa-bk/>

## BUSINESS

DAUPHIN COUNTY'S FIFTY LARGEST EMPLOYERS	
State Government*	Nationwide Mutual Insurance Co.
Milton S. Hershey Medical Center	D & H Distributing Company
Hershey Foods Corporation	Derry Township School District
Hershey Entertainment And Resorts	J B Hunt Transport Inc.
Pinnacle Health System	Lower Dauphin School District
Federal Government	Exton Generation Company LLC
Tyco Electronics Corporation	City Of Harrisburg
Pennsylvania State University	Pennsylvania State University
Assistance Agency	Credit Union
United Parcel Service Inc.	C & S Wholesale Grocers
Dauphin County	Metro Bank
Central Dauphin School District	Pennsylvania National Mutual Casualty Insurance Co.
Pennsylvania State University	Susquehanna Township School District
Dauphin County	Washington Group International Inc.
Grant Food Stores LLC	West Markets Inc.
Harrisburg Area Community College	DST Health Solutions Services LLC
Harrisburg School District	Verdel Farms East Inc.
Capital BlueCross	Contact Callibration Corporation (PA)
Milton Hershey School & School Trust	Sysco Central Pennsylvania LLC
System One Holdings LLC	Pennsy Supply Inc.
Country Management Services Inc.	Middletown Area School District
Keystone Service Systems Inc.	Fields
United Concores Companies Inc.	M W Woodpe and Doors Inc.
Mountain View Thoroughbred Racing Assn.	Karr's Prime & Fancy Food Ltd.
Wal-Mart Associates Inc.	Harrisburg Hotel Corporation
Diocese Of Harrisburg	Target
Alcoholmonk Steelton LLC	

\*Pennsylvania State Government includes all state employment except Pennsylvania State University, SEPTA and the System of Higher Education.

Source: Center for Workforce Information & Analysis

### BUSINESS DEVELOPMENT ORGANIZATIONS

**The Dauphin County Department of Community & Economic Development**  
 In addition to providing a full array of economic development services to its clients, affiliates and the general public, the office acts as an advisor to the County Commissioners on matters of legislation, administration and advocacy before government. The office represents the commissioners on boards, commissions and task forces including the Dauphin County Planning Commission, the Community Action Commission, SouthCentral Employment Corporation's Work Force Investment Board, New Baldwin Corridor Enterprise Zone Advisory Board, New Baldwin Corridor Coalition, Harrisburg Area Transportation Study, the Susquehanna Area Regional Airport Authority, and SEDA-COG.

**The Dauphin County Industrial Development Authority**  
 IDA is the county's finance arm. It engages in tax exempt and taxable bond and mortgage financing on behalf of manufacturers, non-profit organizations and companies interested in establishing corporate headquarters in Dauphin County. The IDA participates in millions of dollars in new construction and rehabilitation projects each year through its industrial recruitment and expansion program.

**The Dauphin County Economic Development Corporation**  
 DCEC is a non-profit development corporation able to partner in real estate development projects and to channel grant funding to municipalities and organizations in need of community and economic development assistance. A major activity of the corporation is the implementation of the Team Pennsylvania program. The corporation is a member of SouthCentral Team Pennsylvania, Inc., which also consists of the economic development corporations representing neighboring Cumberland, York, Lebanon, Adams, Franklin and Perry Counties.

**The Capital Region Economic Development Corporation (CREDC)**  
 As the economic development arm of the Harrisburg Regional Chamber, CREDC is the leading private-sector organization for promoting and performing economic development activities in Cumberland, Dauphin and Perry counties. The Harrisburg Regional Chamber and CREDC serves as a catalyst for promoting growth and quality of life in the region by providing a unique blend of business, community and economic development, and advocacy services under one roof to boost our economic vitality and wealthiness as a region.

**The Dauphin County Redevelopment Authority**  
 The Dauphin County Redevelopment Authority's mission is the elimination of blighted areas for residential, recreational, commercial, industrial, or other purposes, to provide affordable housing and decent living environments for the citizens of Dauphin County.

**CONTACT INFORMATION:**  
 Dauphin County Department of Community and Economic Development  
 112 Market Street, 7th Floor  
 Harrisburg, PA 17108  
 717-750-8250  
 Website: [www.dauphincounty.org](http://www.dauphincounty.org)  
 community-economic-development

Harrisburg Regional Chamber and CREDC  
 3211 North Front Street, Suite 201  
 Harrisburg, PA 17110  
 717-219-5020  
 Website: [www.hbrcc.org](http://www.hbrcc.org)

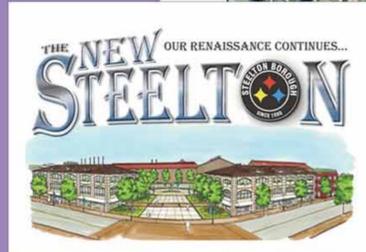
# ADAMS STREET

## ADAMS STREET REVITALIZATION PROPERTY LIST

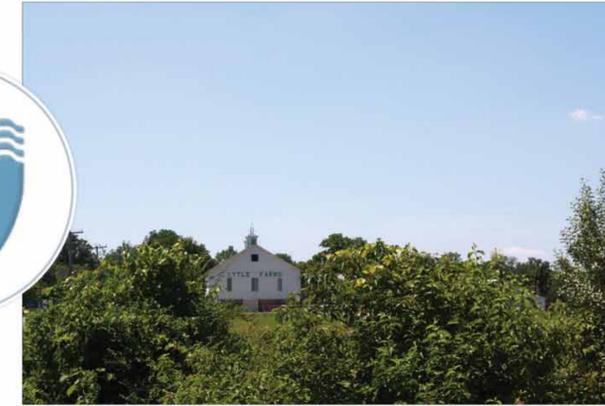
- 24 Adams St. (59-016-001)
- 109 Adams St. (59-008-035)
- 111 Adams St. (59-008-037)
- 113 Adams St. (59-008-038)
- 113 1/2 Adams St. (59-008-039)
- 115 Adams St. (59-008-040)
- 115 1/2 Adams St. (59-008-041)
- 119 Adams St. (59-008-042)
- 119 1/2 Adams St. (59-008-043)
- 121 Adams St. (59-008-044)
- 123 Adams St. (59-008-045)
- 123 1/2 Adams St. (59-008-046)
- 125 Adams St. (59-008-047)
- 127 Adams St. (59-008-048)
- 129 Adams St. (59-008-049)
- 133 Adams St. (59-008-050)
- 133 Adams St. (59-008-051)
- 122 Adams St. (59-008-058)
- 128 1/2 Adams St. (59-008-059)
- 130 Adams St. (59-008-060)
- 132 Adams St. (59-008-066)
- 227 Adams St. (59-006-035)
- 247 Adams St. (59-006-036)
- 257 Adams St. (59-006-041)
- 147 Adams St. (59-007-025)
- 149 Adams St. (59-007-026)
- 150 Adams St. (59-007-034)
- 152 Adams St. (59-007-035)
- 152 1/2 Adams St. (59-007-036)
- 154 Adams St. (59-007-037)
- 162 Adams St. (59-007-040)
- 166 Adams St. (59-007-041)
- 168 Adams St. (59-007-042)
- 170 Adams St. (59-007-043)



	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	31,664	141,082	290,500
Households	11,788	61,331	121,997
Median Household Income	\$37,384	\$47,664	\$56,696
Per Capita Income	\$18,737	\$25,325	\$28,661
Median Age	33.7	39.5	40.7



# LYTLE FARMS



**915 EAST HARRISBURG PIKE  
MIDDLETOWN, PA 17057**

Property Tax ID: 34-005-008-000-0000  
 Neighborhood: 34008-Londonderry Township  
 Property Type: Residential  
 Description: Two-Story Residential  
 Size: 217,800 Sq. Ft. / 5.00 Acres

Current Property Use: Two Story Residential  
 Attributes: Two Stories (896 Sq. Ft.)

Assessed Valuation:  
 Land: \$57,600  
 Building: \$121,300  
 Total: \$178,900

**915 EAST HARRISBURG PIKE  
MIDDLETOWN, PA 17057**

Property Tax ID: 34-009-004-000-0000  
 Neighborhood: 34008-Londonderry Township  
 Property Type: Farmland with Buildings  
 Description: Undeveloped  
 Size: 14,244,120 Sq. Ft. / 654.00 Acres

Current Property Use: Two, Two-Story Buildings with Farmland  
 Attributes: Building 1 (1,280 Sq. Ft.), building 2 (641 Sq. Ft.)

Assessed Valuation:  
 Land: \$960,800  
 Building: \$151,500  
 Total: \$1,112,300



**ROUTE 230/EAST HARRISBURG PIKE  
MIDDLETOWN, PA 17057**

Property Tax ID: 34-010-116-000-0000  
 Neighborhood: 34008-Londonderry Township  
 Property Type: Residential  
 Description: Two-Story Residential  
 Size: 10,506 Sq. Ft. / 24 Acres

Current Property Use: Two-Story Residential  
 Attributes: Two Stories (576 Sq. Ft.)

Assessed Valuation:  
 Land: \$11,030  
 Building: \$54,000  
 Total: \$65,030





# LYKENS DEVELOPMENT



**600 MAIN STREET,  
LYKENS, PA 17048**

Property Tax ID: 37-006-001-000-0000  
 Neighborhood: 37002 - Lykens Boro, North Side  
 Property Type: Commercial  
 Description: Lykens Hotel  
 Size: 9,100 Sq. Ft. / .2000 Acres

Current Property Use: Storage Garage  
 Attributes: Storage Garage (17,289 Sq. Ft.)

Assessed Valuation:  
 Land: \$9,560  
 Building: \$5,300  
 Total: \$14,860

**601 MAIN STREET  
LYKENS, PA 17048**

Property Tax ID: 37-002-021-000-0000  
 Neighborhood: 37002 - Lykens Boro, North Side  
 Property Type: Commercial  
 Description: Office Building  
 Size: 3,600 Sq. Ft. / .0800 Acres

Current Property Use: Office Building  
 Attributes: Office Building (3,200 Sq. Ft.)

Assessed Valuation:  
 Land: \$6,840  
 Building: \$122,900  
 Total: \$129,740



**605 MAIN STREET  
LYKENS, PA 17048**

Property Tax ID: 37-002-022-000-0000  
 Neighborhood: 37002 - Lykens Boro, North Side  
 Property Type: Commercial  
 Description: Storage Garage  
 Size: 4,200 Sq. Ft. / .0900 Acres

Current Property Use: Storage Garage  
 Attributes: Storage Garage (4,818 Sq. Ft.)

Assessed Valuation:  
 Land: \$7,140  
 Building: \$62,300  
 Total: \$69,440

**NORTH 2ND STREET  
LYKENS, PA 17048**

Property Tax ID: 38-004-040-000-0000  
 Neighborhood: 37002 - Lykens Boro, North Side  
 Property Type: Commercial  
 Description: Storage Warehouse  
 Size: 36,398 Sq. Ft. / .8300 Acres

Current Property Use: Elementary School  
 Attributes: Storage Warehouse (20,718 Sq. Ft.)

Assessed Valuation:  
 Land: \$12,740  
 Building: \$133,300  
 Total: \$146,040



# SARAA



**WHITEHOUSE LANE  
MIDDLETOWN, PA 17057**

Property Tax ID: 30-029-015-000-0000  
 Neighborhood: C3006 - Industrial Park, Industrial Airport  
 Property Type: Commercial  
 Description: Undeveloped  
 Size: 843,889 Sq. Ft. / 19.3700 Acres

Current Property Use: Undeveloped  
 Attributes: N/A

Assessed Valuation:  
 Land: \$310,550  
 Total: \$310,550

# SCHOOL HEIGHTS

**SCHOOLHOUSE ROAD, TRACT 1  
LONDONDERRY, PA 17057**

Property Tax ID: 34-011-085-000-0000  
 Neighborhood: 34008 - Londonderry Township  
 Property Type: Residential  
 Description: Undeveloped  
 Size: 3,291,829 Sq. Ft. / 75.5700 Acres

Current Property Use: Undeveloped

Assessed Valuation:  
 Land: \$142,250  
 Total: \$142,250



# HUMMELSTOWN



**KOKOMO AVENUE, TRACT 3  
HUMMELSTOWN, PA 17036**

Property Tax ID: 31-010-009-000-0000  
 Neighborhood: 31001 - Hummelstown  
 Property Type: Residential  
 Description: Undeveloped  
 Size: 827,640 Sq. Ft. / 19.00 Acres

Current Property Use: Undeveloped

Assessed Valuation:  
 Land: \$104,310  
 Total: \$104,310

**330 EAST 2ND STREET  
HUMMELSTOWN, PA 17036**

Property Tax ID: 31-011-019-000-0000  
 Neighborhood: 31001 - Hummelstown  
 Property Type: Commercial  
 Description: Commercial Office Building  
 Size: 131,987 Sq. Ft. / 6.06 Acres

Current Property Use: Office Building  
 Attributes: Office Building (3,024 Sq. Ft.)

Assessed Valuation:  
 Land: \$57,030  
 Building: \$343,300  
 Total: \$400,330



# CITY OF HARRISBURG TOP PRIORITIES



## Harrisburg Transportation Center

- Safety & Security Upgrades
- Expanded Rail Service
- Major Systems Improvements
- Energy Efficiency Upgrades

## Midtown Arts/Education Campus

- Final Build-out of MarketPlace Townhomes
- Furlow Building
- Parking Garages
- HHA's Jackson Tower
- Broadstreet Market
- Redevelopment of Temporary Surface Parking Lots

## Capitol Heights

- Final build-out of approximately 100 single-family townhomes

## Central Allison Hill

- New mixed-value housing
- Retail
- Commercial
- HRA/Harrisburg City owns 58 lots, totaling approx. 2.36 acres

## Summit Terrace

- Final build-out of 16 affordable single-family, owner-occupied homes
- Includes 1175 Bailey St. to Buff St. at end of Bailey St.
- Vacant land totaling 1.36 acres, and a KOZ site

## Allison Hill Automotive

- Environmental remediation site, vacant land, with 2.29 acres

## Former Hamilton Laundry, N. 3rd St.

## South Allison Hill Action Strategy

- Mt. Pleasant Homes
- Business/Industrial Opportunity Area #4
- Boulevard Enhancement Opportunity Area #5
- Retail/Service Opportunity Area #1
- Community Action Commission/Tri-County HDC Projects

## Uptown Action Strategy

- HRA owns vacant lots at the 600 block of Schuylkill Street, and more along North 6th St. from Emerald St. north to Schuylkill St.

## Gateway Projects

- Widening of North 7th St., extension of South 3rd St., and I-81 exchange

## Capitol View Project

- Complete project to best utilize property



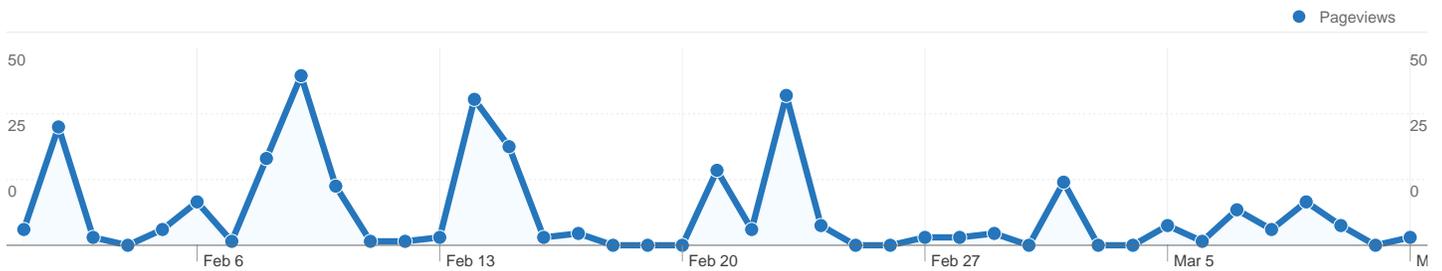
# DAUPHIN COUNTY PROPERTY DATABASE

MANAGEMENT STRATEGY

August 2012



**DELTA | DEVELOPMENT | GROUP**  
I N C .



**59 page titles were viewed a total of 329 times**

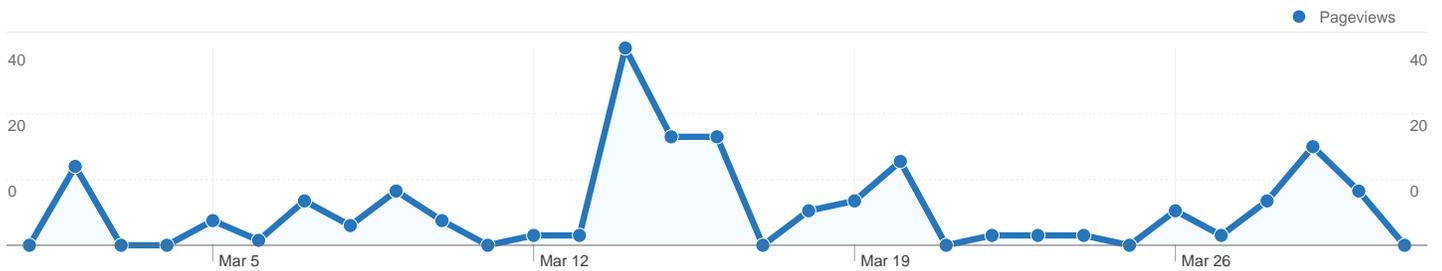
**Content Performance**

Page Title	Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit	\$ Index
DCRA - Index	189	76	00:01:11	53.73%	28.57%	\$0.00
DCRA - 605 Main Street - Carpet Store Site	10	7	00:02:06	0.00%	0.00%	\$0.00
DCRA - 150 S. Market Street	8	8	00:00:17	0.00%	0.00%	\$0.00
DCRA - Blighted Area C - 150 Wilson St	8	2	00:00:34	0.00%	0.00%	\$0.00
DCRA - Lykens Hotel	6	6	00:00:30	100.00%	83.33%	\$0.00
DCRA - School Heights Village-Redevelopment Project - Looking For Commercial Tenants	6	6	00:00:17	100.00%	16.67%	\$0.00
DCRA - 2nd Street	4	4	00:00:08	0.00%	0.00%	\$0.00
DCRA - 588 Main Street	4	4	00:00:45	0.00%	0.00%	\$0.00
DCRA - 604 Hershey RD - Blackies Nursery - Parcel A	4	4	00:00:10	0.00%	0.00%	\$0.00
DCRA - Conway Road	4	3	00:00:56	0.00%	25.00%	\$0.00
DCRA - Lytle Farms Redevelopment Project- 915 East Harrisburg Pike (Site 2)	4	4	00:00:30	100.00%	50.00%	\$0.00
DCRA - Susquehanna River Property	4	4	00:01:06	0.00%	25.00%	\$0.00
DCRA - Adams St. Revitalization - 111 Adams Street	3	3	00:00:07	0.00%	33.33%	\$0.00
DCRA - Adams St. Revitalization - 113 1/2 Adams Street	3	3	00:00:02	0.00%	66.67%	\$0.00
DCRA - Blighted Area C - 154 Wilson St	3	1	00:06:34	0.00%	33.33%	\$0.00
DCRA - Halifax Borough Redevelopment Site- Water St	3	2	00:00:27	0.00%	33.33%	\$0.00

DCRA - Old Elementary School	3	3	00:00:15	0.00%	33.33%	\$0.00
DCRA - Redevelopment Area 3 - Kokomo Avenue, Track 3	3	3	00:00:04	100.00%	33.33%	\$0.00
DCRA - Redevelopment Area 6 - 330 East 2nd Street	3	3	00:00:57	0.00%	66.67%	\$0.00
DCRA - Upper Dauphin Government Center- RT 209	3	3	00:00:14	0.00%	0.00%	\$0.00
DCRA - 604 HERSHEY RD - Blackies Nursery - Parcel B	2	2	00:00:10	0.00%	0.00%	\$0.00
DCRA - Adams St. Revitalization - 121 Adams Street	2	2	00:00:31	100.00%	50.00%	\$0.00
DCRA - Adams St. Revitalization - 123 1/2 Adams Street	2	2	00:00:08	0.00%	0.00%	\$0.00
DCRA - Adams St. Revitalization - 257 Adam Street	2	2	00:09:52	0.00%	50.00%	\$0.00
DCRA - Adams St. Revitalization - 166 Adams Street	2	2	00:00:10	0.00%	0.00%	\$0.00
DCRA - Bed & Breakfast Site	2	2	00:00:24	0.00%	0.00%	\$0.00
DCRA - Bumble Bee Hollow Site - Parcel A	2	2	00:00:05	0.00%	0.00%	\$0.00
DCRA - Edit	2	2	00:00:32	0.00%	0.00%	\$0.00
DCRA - Harman Stove Site	2	2	00:00:33	0.00%	0.00%	\$0.00
DCRA - Harrisburg Mall	2	2	00:00:05	0.00%	0.00%	\$0.00
DCRA - Lytle Farms Redevelopment Project- 915 East Harrisburg Pike (Site 1)	2	2	00:00:00	100.00%	100.00%	\$0.00
DCRA - Northeast Corner Lykens Apartment Building	2	2	00:00:10	0.00%	50.00%	\$0.00
DCRA - Old Firehouse Site	2	1	00:00:35	0.00%	0.00%	\$0.00
DCRA - Redevelopment Area 6 - East 2nd Street	2	2	00:00:25	0.00%	0.00%	\$0.00
DCRA - SARAA Site	2	2	00:00:13	0.00%	0.00%	\$0.00
DCRA - Adams St. Revitalization - 115 Adams Street	1	1	00:00:00	0.00%	100.00%	\$0.00
DCRA - Adams St. Revitalization - 119 Adams Street	1	1	00:00:05	0.00%	0.00%	\$0.00
DCRA - Adams St. Revitalization - 123 Adams Street	1	1	00:00:14	0.00%	0.00%	\$0.00
DCRA - Adams St. Revitalization - 152 1/2 Adams Street	1	1	00:00:03	0.00%	0.00%	\$0.00
DCRA - Adams St. Revitalization - 170 Adams Street	1	1	00:00:03	0.00%	0.00%	\$0.00
DCRA - Bar Site	1	1	00:00:23	0.00%	0.00%	\$0.00
DCRA - Blighted Area B - 108 Wilson St	1	1	00:00:00	100.00%	100.00%	\$0.00
DCRA - Blighted Area B - 213 N Catherine St	1	1	00:00:33	0.00%	0.00%	\$0.00

DCRA - Blighted Area C - 135 Ann St	1	1	00:00:00	100.00%	100.00%	\$0.00
DCRA - Blighted Area C - 138 Wilson St	1	1	00:00:04	0.00%	0.00%	\$0.00
DCRA - Blighted Area C - 157 Ann St	1	1	00:00:10	0.00%	0.00%	\$0.00
DCRA - Create New User	1	1	00:00:13	0.00%	0.00%	\$0.00
DCRA - Front St. Revitalization - 107 N Front	1	1	00:00:10	0.00%	0.00%	\$0.00
DCRA - Grayson Road Property 1-8001 Grayson Road	1	1	00:02:41	0.00%	0.00%	\$0.00
DCRA - Grayson Road Property 2-8001 Grayson Road	1	1	00:02:39	0.00%	0.00%	\$0.00
DCRA - Grayson Road Property 3-Grayson Road, Lot 3	1	1	00:04:12	0.00%	0.00%	\$0.00
DCRA - Grayson Road Property 4-Grayson Road, Lot 4	1	1	00:01:55	0.00%	0.00%	\$0.00
DCRA - Grayson Road Property 5-Grayson Road, Lot 5	1	1	00:00:00	0.00%	100.00%	\$0.00
DCRA - Hardees Site - ROUTE 147	1	1	00:00:00	100.00%	100.00%	\$0.00
DCRA - Lytle Farms Redevelopment Project- Route 230/East Harrisburg Pike (Site 3)	1	1	00:00:00	0.00%	100.00%	\$0.00
DCRA - Market Street Site - 410 Market St	1	1	00:00:28	0.00%	0.00%	\$0.00
DCRA - Polk Foundation Site	1	1	00:00:13	0.00%	0.00%	\$0.00
DCRA - Redevelopment Area 7 - 111 Wagner Street	1	1	00:00:19	0.00%	0.00%	\$0.00
DCRA - Vine Street Site	1	1	00:00:30	0.00%	0.00%	\$0.00

1 - 59 of 59



**84 page titles were viewed a total of 227 times**

**Content Performance**

Page Title	Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit	\$ Index						
<table border="0" style="width:100%"> <tr> <td style="width:16.6%"><b>Pageviews</b> <b>227</b> Previous: 276 (-17.75%)</td> <td style="width:16.6%"><b>Unique Pageviews</b> <b>157</b> Previous: 173 (-9.25%)</td> <td style="width:16.6%"><b>Avg. Time on Page</b> <b>00:01:37</b> Previous: 00:00:57 (70.67%)</td> <td style="width:16.6%"><b>Bounce Rate</b> <b>55.84%</b> Previous: 57.58% (-3.01%)</td> <td style="width:16.6%"><b>% Exit</b> <b>33.92%</b> Previous: 23.91% (41.85%)</td> <td style="width:16.6%"><b>\$ Index</b> <b>\$0.00</b> Previous: \$0.00 (0.00%)</td> </tr> </table>							<b>Pageviews</b> <b>227</b> Previous: 276 (-17.75%)	<b>Unique Pageviews</b> <b>157</b> Previous: 173 (-9.25%)	<b>Avg. Time on Page</b> <b>00:01:37</b> Previous: 00:00:57 (70.67%)	<b>Bounce Rate</b> <b>55.84%</b> Previous: 57.58% (-3.01%)	<b>% Exit</b> <b>33.92%</b> Previous: 23.91% (41.85%)	<b>\$ Index</b> <b>\$0.00</b> Previous: \$0.00 (0.00%)
<b>Pageviews</b> <b>227</b> Previous: 276 (-17.75%)	<b>Unique Pageviews</b> <b>157</b> Previous: 173 (-9.25%)	<b>Avg. Time on Page</b> <b>00:01:37</b> Previous: 00:00:57 (70.67%)	<b>Bounce Rate</b> <b>55.84%</b> Previous: 57.58% (-3.01%)	<b>% Exit</b> <b>33.92%</b> Previous: 23.91% (41.85%)	<b>\$ Index</b> <b>\$0.00</b> Previous: \$0.00 (0.00%)							
DCRA - Index												
March 1, 2012 - March 31, 2012	107	55	00:01:55	49.02%	39.25%	\$0.00						
February 1, 2012 - February 29, 2012	159	62	00:01:07	50.94%	25.16%	\$0.00						
% Change	-32.70%	-11.29%	71.95%	-3.78%	56.03%	0.00%						
DCRA - Blighted Area C - 150 Wilson St												
March 1, 2012 - March 31, 2012	8	2	00:00:33	0.00%	0.00%	\$0.00						
February 1, 2012 - February 29, 2012	1	1	00:00:16	0.00%	0.00%	\$0.00						
% Change	700.00%	100.00%	103.91%	0.00%	0.00%	0.00%						
DCRA - 150 S. Market Street												
March 1, 2012 - March 31, 2012	7	7	00:01:30	0.00%	14.29%	\$0.00						
February 1, 2012 - February 29, 2012	5	5	00:00:18	0.00%	0.00%	\$0.00						
% Change	40.00%	40.00%	404.68%	0.00%	100.00%	0.00%						
DCRA - Lykens Hotel												
March 1, 2012 - March 31, 2012	6	5	00:01:06	80.00%	83.33%	\$0.00						
February 1, 2012 - February 29, 2012	4	4	00:00:30	100.00%	75.00%	\$0.00						
% Change	50.00%	25.00%	120.00%	-20.00%	11.11%	0.00%						
DCRA - Lytle Farms Redevelopment Project- 915 East Harrisburg Pike (Site 2)												
March 1, 2012 - March 31, 2012	5	3	00:01:47	0.00%	20.00%	\$0.00						

February 1, 2012 - February 29, 2012	4	4	00:00:30	100.00%	50.00%	\$0.00
% Change	25.00%	-25.00%	255.83%	-100.00%	-60.00%	0.00%
DCRA - School Heights Village-Redevelopment Project - Looking For Commercial Tenants						
March 1, 2012 - March 31, 2012	5	5	00:00:37	100.00%	40.00%	\$0.00
February 1, 2012 - February 29, 2012	4	4	00:00:21	100.00%	25.00%	\$0.00
% Change	25.00%	25.00%	77.42%	0.00%	60.00%	0.00%
DCRA - 604 Hershey RD - Blackies Nursery - Parcel A						
March 1, 2012 - March 31, 2012	4	4	00:01:14	0.00%	25.00%	\$0.00
February 1, 2012 - February 29, 2012	3	3	00:00:12	0.00%	0.00%	\$0.00
% Change	33.33%	33.33%	534.29%	0.00%	100.00%	0.00%
DCRA - 605 Main Street - Carpet Store Site						
March 1, 2012 - March 31, 2012	4	3	00:00:13	0.00%	25.00%	\$0.00
February 1, 2012 - February 29, 2012	9	6	00:02:18	0.00%	0.00%	\$0.00
% Change	-55.56%	-50.00%	-90.35%	0.00%	100.00%	0.00%
DCRA - Blighted Area C - 154 Wilson St						
March 1, 2012 - March 31, 2012	4	2	00:04:24	0.00%	25.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	100.00%	0.00%
DCRA - Conway Road						
March 1, 2012 - March 31, 2012	4	4	00:00:15	100.00%	50.00%	\$0.00
February 1, 2012 - February 29, 2012	4	3	00:00:56	0.00%	25.00%	\$0.00
% Change	0.00%	33.33%	-73.37%	100.00%	100.00%	0.00%
DCRA - 2nd Street						
March 1, 2012 - March 31, 2012	3	3	00:00:00	100.00%	100.00%	\$0.00
February 1, 2012 - February 29, 2012	4	4	00:00:08	0.00%	0.00%	\$0.00
% Change	-25.00%	-25.00%	-100.00%	100.00%	100.00%	0.00%
DCRA - 588 Main Street						
March 1, 2012 - March 31, 2012	3	3	00:03:19	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	3	3	00:00:48	0.00%	0.00%	\$0.00
% Change	0.00%	0.00%	311.03%	0.00%	0.00%	0.00%

DCRA - Adams St. Revitalization - 133 Adams Street						
March 1, 2012 - March 31, 2012	3	2	00:02:46	50.00%	33.33%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%
DCRA - Blighted Area A - 51 Ann St						
March 1, 2012 - March 31, 2012	3	3	00:00:19	100.00%	33.33%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%
DCRA - Blighted Area C - 167 Ann St						
March 1, 2012 - March 31, 2012	3	3	00:07:59	0.00%	33.33%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	100.00%	0.00%
DCRA - Grayson Road Property 2- 8001 Grayson Road						
March 1, 2012 - March 31, 2012	3	3	00:00:11	100.00%	33.33%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:02:39	0.00%	0.00%	\$0.00
% Change	200.00%	200.00%	-93.08%	100.00%	100.00%	0.00%
DCRA - Upper Dauphin Government Center- RT 209						
March 1, 2012 - March 31, 2012	3	3	00:02:21	100.00%	66.67%	\$0.00
February 1, 2012 - February 29, 2012	3	3	00:00:14	0.00%	0.00%	\$0.00
% Change	0.00%	0.00%	907.14%	100.00%	100.00%	0.00%
Lycoming County Infrastructure Assessment - Index						
March 1, 2012 - March 31, 2012	3	1	00:01:20	0.00%	33.33%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	100.00%	0.00%
DCRA - Area along Grayson Road						
March 1, 2012 - March 31, 2012	2	1	00:00:07	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Bed & Breakfast Site						
March 1, 2012 - March 31, 2012	2	2	00:00:13	0.00%	0.00%	\$0.00

February 1, 2012 - February 29, 2012	1	1	00:00:38	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	-67.11%	0.00%	0.00%	0.00%
DCRA - Borough owned parcel (28-017-003)						
March 1, 2012 - March 31, 2012	2	1	00:00:03	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Harman Stove Site						
March 1, 2012 - March 31, 2012	2	2	00:09:32	100.00%	50.00%	\$0.00
February 1, 2012 - February 29, 2012	2	2	00:00:33	0.00%	0.00%	\$0.00
% Change	0.00%	0.00%	1,660.00%	100.00%	100.00%	0.00%
DCRA - Harrisburg Mall						
March 1, 2012 - March 31, 2012	2	2	00:00:00	100.00%	100.00%	\$0.00
February 1, 2012 - February 29, 2012	2	2	00:00:05	0.00%	0.00%	\$0.00
% Change	0.00%	0.00%	-100.00%	100.00%	100.00%	0.00%
DCRA - Northeast Corner Lykens Apartment Building						
March 1, 2012 - March 31, 2012	2	1	00:00:10	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	2	2	00:00:10	0.00%	50.00%	\$0.00
% Change	0.00%	-50.00%	0.00%	0.00%	-100.00%	0.00%
DCRA - Redevelopment Area 3 - Kokomo Avenue, Lot 13						
March 1, 2012 - March 31, 2012	2	2	00:02:39	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Redevelopment Area 3 - Kokomo Avenue, Track 3						
March 1, 2012 - March 31, 2012	2	2	00:00:13	0.00%	50.00%	\$0.00
February 1, 2012 - February 29, 2012	3	3	00:00:04	100.00%	33.33%	\$0.00
% Change	-33.33%	-33.33%	225.00%	-100.00%	50.00%	0.00%
DCRA - SARAA Site						
March 1, 2012 - March 31, 2012	2	2	00:01:02	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	2	2	00:00:13	0.00%	0.00%	\$0.00
% Change	0.00%	0.00%	392.00%	0.00%	0.00%	0.00%

DCRA - Susquehanna River Property						
March 1, 2012 - March 31, 2012	2	2	00:01:31	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	3	3	00:00:11	0.00%	33.33%	\$0.00
% Change	-33.33%	-33.33%	722.73%	0.00%	-100.00%	0.00%
DCRA - 604 HERSHEY RD - Blackies Nursery - Parcel B						
March 1, 2012 - March 31, 2012	1	1	00:00:08	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	2	2	00:00:10	0.00%	0.00%	\$0.00
% Change	-50.00%	-50.00%	-20.00%	0.00%	0.00%	0.00%
DCRA - Adams St. Revitalization - 113 1/2 Adams Street						
March 1, 2012 - March 31, 2012	1	1	00:09:29	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	3	3	00:00:02	0.00%	66.67%	\$0.00
% Change	-66.67%	-66.67%	28,350.00%	0.00%	-100.00%	0.00%
DCRA - Adams St. Revitalization - 113 Adams Street						
March 1, 2012 - March 31, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	0.00%	100.00%	0.00%
DCRA - Blighted Area A - 38 Wilson St						
March 1, 2012 - March 31, 2012	1	1	00:00:08	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area A - 48 Wilson St						
March 1, 2012 - March 31, 2012	1	1	00:00:06	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area A - 58 Wilson St						
March 1, 2012 - March 31, 2012	1	1	00:00:03	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area A - 62 Wilson St						
March 1, 2012 - March 31, 2012	1	1	00:00:03	0.00%	0.00%	\$0.00

February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area B - 100 Wilson St						
March 1, 2012 - March 31, 2012	1	1	00:00:01	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area B - 101 Ann St						
March 1, 2012 - March 31, 2012	1	1	00:00:04	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area B - 108 Wilson St						
March 1, 2012 - March 31, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
% Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area B - 213 N Catherine St						
March 1, 2012 - March 31, 2012	1	1	00:00:32	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:33	0.00%	0.00%	\$0.00
% Change	0.00%	0.00%	-3.03%	0.00%	0.00%	0.00%
DCRA - Blighted Area B - 217 N Catherine St						
March 1, 2012 - March 31, 2012	1	1	00:00:03	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area C - 138 Wilson St						
March 1, 2012 - March 31, 2012	1	1	00:00:03	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:04	0.00%	0.00%	\$0.00
% Change	0.00%	0.00%	-25.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area C - 140 Wilson St						
March 1, 2012 - March 31, 2012	1	1	00:00:04	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%

DCRA - Blighted Area C - 157 Ann St						
March 1, 2012 - March 31, 2012	1	1	00:00:04	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:10	0.00%	0.00%	\$0.00
% Change	0.00%	0.00%	-60.00%	0.00%	0.00%	0.00%
DCRA - Bumble Bee Hollow Site - Parcel A						
March 1, 2012 - March 31, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
February 1, 2012 - February 29, 2012	2	2	00:00:05	0.00%	0.00%	\$0.00
% Change	-50.00%	-50.00%	-100.00%	0.00%	100.00%	0.00%
DCRA - Cole Crest HRA Project - South Front Street						
March 1, 2012 - March 31, 2012	1	1	00:00:15	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Edit						
March 1, 2012 - March 31, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
February 1, 2012 - February 29, 2012	2	2	00:00:32	0.00%	0.00%	\$0.00
% Change	-50.00%	-50.00%	-100.00%	0.00%	100.00%	0.00%
DCRA - Engle Rissinger Site - Parcel B						
March 1, 2012 - March 31, 2012	1	1	00:00:55	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Front St. Revitalization - 225 North Front						
March 1, 2012 - March 31, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
DCRA - Lytle Farms Redevelopment Project- 915 East Harrisburg Pike (Site 1)						
March 1, 2012 - March 31, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
% Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
DCRA - Market Street Site (30-008-005)						
March 1, 2012 - March 31, 2012	1	1	00:00:03	0.00%	0.00%	\$0.00

February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Market Street Site - 410 Market St						
March 1, 2012 - March 31, 2012	1	1	00:00:22	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:28	0.00%	0.00%	\$0.00
% Change	0.00%	0.00%	-21.43%	0.00%	0.00%	0.00%
DCRA - Market Street Site - 418 Market St						
March 1, 2012 - March 31, 2012	1	1	00:00:05	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Market Street Site - 420 Market St						
March 1, 2012 - March 31, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	0.00%	100.00%	0.00%
DCRA - North Front Street, LIA						
March 1, 2012 - March 31, 2012	1	1	00:05:03	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Old Elementary School						
March 1, 2012 - March 31, 2012	1	1	00:00:23	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	3	3	00:00:15	0.00%	33.33%	\$0.00
% Change	-66.67%	-66.67%	58.62%	0.00%	-100.00%	0.00%
DCRA - Redevelopment Area 3 - Kokomo Avenue, Lot 11						
March 1, 2012 - March 31, 2012	1	1	00:00:28	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Redevelopment Area 3 - Kokomo Avenue, Lot 12						
March 1, 2012 - March 31, 2012	1	1	00:00:25	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%

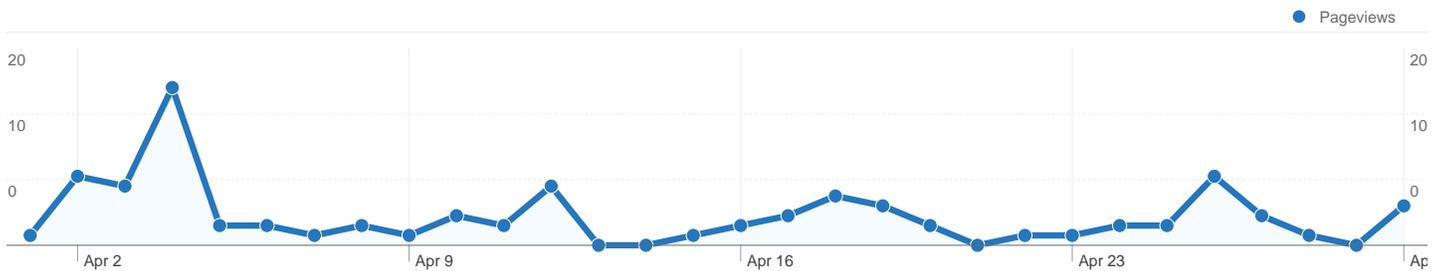
DCRA - Adams St. Revitalization - 111 Adams Street						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	3	3	00:00:07	0.00%	33.33%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	0.00%
DCRA - Adams St. Revitalization - 115 Adams Street						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	0.00%	-100.00%	0.00%
DCRA - Adams St. Revitalization - 119 Adams Street						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:05	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Adams St. Revitalization - 121 Adams Street						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	2	2	00:00:31	100.00%	50.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	0.00%
DCRA - Adams St. Revitalization - 123 1/2 Adams Street						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	2	2	00:00:08	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Adams St. Revitalization - 123 Adams Street						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:14	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Adams St. Revitalization - 152 1/2 Adams Street						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:03	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Adams St. Revitalization - 170 Adams Street						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00

February 1, 2012 - February 29, 2012	1	1	00:00:03	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Adams St. Revitalization - 257 Adam Street						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	2	2	00:09:52	0.00%	50.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	0.00%
DCRA - Adams St. Revitalization - 166 Adams Street						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	2	2	00:00:10	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Bar Site						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:23	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area C - 135 Ann St						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	-100.00%	-100.00%	0.00%
DCRA - Create New User						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:13	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Front St. Revitalization - 107 N Front						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:10	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Grayson Road Property 1-8001 Grayson Road						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:02:41	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%

DCRA - Grayson Road Property 3- Grayson Road, Lot 3						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:04:12	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Grayson Road Property 4- Grayson Road, Lot 4						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:01:55	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Grayson Road Property 5- Grayson Road, Lot 5						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	0.00%	-100.00%	0.00%
DCRA - Halifax Borough Redevelopment Site- Water St						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	3	2	00:00:27	0.00%	33.33%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	0.00%
DCRA - Hardees Site - ROUTE 147						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	-100.00%	-100.00%	0.00%
DCRA - Lytle Farms Redevelopment Project- Route 230/East Harrisburg Pike (Site 3)						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	0.00%	-100.00%	0.00%
DCRA - Old Firehouse Site						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	2	1	00:00:35	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Polk Foundation Site						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00

February 1, 2012 - February 29, 2012	1	1	00:00:13	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Redevelopment Area 6 - 330 East 2nd Street						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	3	3	00:00:57	0.00%	66.67%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	0.00%
DCRA - Redevelopment Area 6 - East 2nd Street						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	2	2	00:00:25	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Redevelopment Area 7 - 111 Wagner Street						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:19	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Vine Street Site						
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
February 1, 2012 - February 29, 2012	1	1	00:00:30	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%

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**Content Performance**

Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit	\$ Index	
<b>87</b> Previous: 227 (-61.67%)	<b>71</b> Previous: 157 (-54.78%)	<b>00:02:47</b> Previous: 00:01:37 (71.77%)	<b>75.86%</b> Previous: 55.84% (35.85%)	<b>66.67%</b> Previous: 33.92% (96.54%)	<b>\$0.00</b> Previous: \$0.00 (0.00%)	
Page Title	Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit	\$ Index
<b>DCRA - Index</b>						
April 1, 2012 - April 30, 2012	55	41	00:01:13	75.61%	70.91%	\$0.00
March 1, 2012 - March 31, 2012	107	55	00:01:55	49.02%	39.25%	\$0.00
% Change	-48.60%	-25.45%	-36.56%	54.24%	80.65%	0.00%
<b>DCRA - Lykens Hotel</b>						
April 1, 2012 - April 30, 2012	7	6	00:01:06	80.00%	71.43%	\$0.00
March 1, 2012 - March 31, 2012	6	5	00:01:06	80.00%	83.33%	\$0.00
% Change	16.67%	20.00%	-0.76%	0.00%	-14.29%	0.00%
<b>DCRA - 2nd Street</b>						
April 1, 2012 - April 30, 2012	2	2	00:00:11	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	3	3	00:00:00	100.00%	100.00%	\$0.00
% Change	-33.33%	-33.33%	100.00%	-100.00%	-100.00%	0.00%
<b>DCRA - 604 HERSHEY RD - Blackies Nursery - Parcel B</b>						
April 1, 2012 - April 30, 2012	2	2	00:00:00	100.00%	100.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:08	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	-100.00%	100.00%	100.00%	0.00%
<b>DCRA - Lower Paxton Township Closed Municipal Landfill</b>						
April 1, 2012 - April 30, 2012	2	2	00:00:00	100.00%	100.00%	\$0.00
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%

DCRA - School Heights Village- Redevelopment Project - Looking For Commercial Tenants						
April 1, 2012 - April 30, 2012	2	1	00:03:10	0.00%	50.00%	\$0.00
March 1, 2012 - March 31, 2012	5	5	00:00:37	100.00%	40.00%	\$0.00
% Change	-60.00%	-80.00%	418.18%	-100.00%	25.00%	0.00%
DCRA - 150 S. Market Street						
April 1, 2012 - April 30, 2012	1	1	00:00:04	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	7	7	00:01:30	0.00%	14.29%	\$0.00
% Change	-85.71%	-85.71%	-95.55%	0.00%	-100.00%	0.00%
DCRA - 588 Main Street						
April 1, 2012 - April 30, 2012	1	1	00:00:06	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	3	3	00:03:19	0.00%	0.00%	\$0.00
% Change	-66.67%	-66.67%	-96.98%	0.00%	0.00%	0.00%
DCRA - 604 Hershey RD - Blackies Nursery - Parcel A						
April 1, 2012 - April 30, 2012	1	1	00:00:18	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	4	4	00:01:14	0.00%	25.00%	\$0.00
% Change	-75.00%	-75.00%	-75.68%	0.00%	-100.00%	0.00%
DCRA - 605 Main Street - Carpet Store Site						
April 1, 2012 - April 30, 2012	1	1	00:00:10	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	4	3	00:00:13	0.00%	25.00%	\$0.00
% Change	-75.00%	-66.67%	-25.00%	0.00%	-100.00%	0.00%
DCRA - Adams St. Revitalization - 111 Adams Street						
April 1, 2012 - April 30, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	0.00%	100.00%	0.00%
DCRA - Adams St. Revitalization - 113 Adams Street						
April 1, 2012 - April 30, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
% Change	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%
DCRA - Adams St. Revitalization - 115 1/2 Adams Street						
April 1, 2012 - April 30, 2012	1	1	00:23:55	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%

DCRA - Adams St. Revitalization - 125 Adams Street						
April 1, 2012 - April 30, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	0.00%	100.00%	0.00%
DCRA - Adams St. Revitalization - 127 Adams Street						
April 1, 2012 - April 30, 2012	1	1	00:29:59	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Adams St. Revitalization - 133 Adams Street						
April 1, 2012 - April 30, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
March 1, 2012 - March 31, 2012	3	2	00:02:46	50.00%	33.33%	\$0.00
% Change	-66.67%	-50.00%	-100.00%	-100.00%	200.00%	0.00%
DCRA - Blighted Area C - 157 Ann St						
April 1, 2012 - April 30, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:04	0.00%	0.00%	\$0.00
% Change	0.00%	0.00%	-100.00%	100.00%	100.00%	0.00%
DCRA - Cole Crest HRA Project - South Front Street						
April 1, 2012 - April 30, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:15	0.00%	0.00%	\$0.00
% Change	0.00%	0.00%	-100.00%	0.00%	100.00%	0.00%
DCRA - Front St. Revitalization - 123 N Front St						
April 1, 2012 - April 30, 2012	1	1	00:00:56	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Garage Site						
April 1, 2012 - April 30, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
DCRA - Hardees Site - ROUTE 147						
April 1, 2012 - April 30, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%

DCRA - Lytle Farms Redevelopment Project- 915 East Harrisburg Pike (Site 1)						
April 1, 2012 - April 30, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
% Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
DCRA - Treat Site - Parcel A						
April 1, 2012 - April 30, 2012	1	1	00:00:15	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Adams St. Revitalization - 113 1/2 Adams Street						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:09:29	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Area along Grayson Road						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	2	1	00:00:07	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Bed & Breakfast Site						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	2	2	00:00:13	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area A - 38 Wilson St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:08	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area A - 48 Wilson St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:06	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area A - 51 Ann St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	3	3	00:00:19	100.00%	33.33%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	0.00%
DCRA - Blighted Area A - 58 Wilson St						

April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:03	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area A - 62 Wilson St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:03	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area B - 100 Wilson St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:01	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area B - 101 Ann St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:04	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area B - 108 Wilson St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	-100.00%	-100.00%	0.00%
DCRA - Blighted Area B - 213 N Catherine St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:32	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area B - 217 N Catherine St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:03	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area C - 138 Wilson St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:03	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area C - 140 Wilson St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00

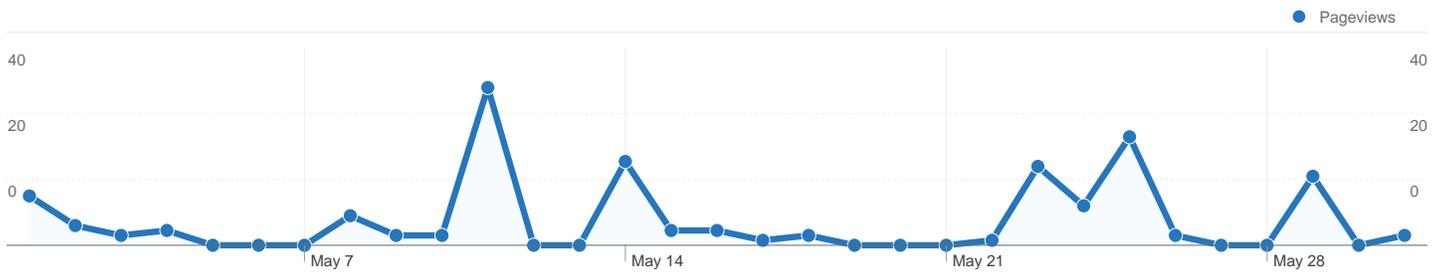
March 1, 2012 - March 31, 2012	1	1	00:00:04	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area C - 150 Wilson St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	8	2	00:00:33	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area C - 154 Wilson St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	4	2	00:04:24	0.00%	25.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	0.00%
DCRA - Blighted Area C - 167 Ann St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	3	3	00:07:59	0.00%	33.33%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	0.00%
DCRA - Borough owned parcel (28-017-003)						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	2	1	00:00:03	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Bumble Bee Hollow Site - Parcel A						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	0.00%	-100.00%	0.00%
DCRA - Conway Road						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	4	4	00:00:15	100.00%	50.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	0.00%
DCRA - Edit						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	0.00%	-100.00%	0.00%
DCRA - Engle Rissinger Site - Parcel B						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:55	0.00%	0.00%	\$0.00

% Change	<b>-100.00%</b>	<b>-100.00%</b>	<b>-100.00%</b>	0.00%	0.00%	0.00%
DCRA - Front St. Revitalization - 225 North Front						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
% Change	<b>-100.00%</b>	<b>-100.00%</b>	0.00%	<b>-100.00%</b>	<b>-100.00%</b>	0.00%
DCRA - Grayson Road Property 2-8001 Grayson Road						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	3	3	00:00:11	100.00%	33.33%	\$0.00
% Change	<b>-100.00%</b>	<b>-100.00%</b>	<b>-100.00%</b>	<b>-100.00%</b>	<b>-100.00%</b>	0.00%
DCRA - Harman Stove Site						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	2	2	00:09:32	100.00%	50.00%	\$0.00
% Change	<b>-100.00%</b>	<b>-100.00%</b>	<b>-100.00%</b>	<b>-100.00%</b>	<b>-100.00%</b>	0.00%
DCRA - Harrisburg Mall						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	2	2	00:00:00	100.00%	100.00%	\$0.00
% Change	<b>-100.00%</b>	<b>-100.00%</b>	0.00%	<b>-100.00%</b>	<b>-100.00%</b>	0.00%
DCRA - Lytle Farms Redevelopment Project- 915 East Harrisburg Pike (Site 2)						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	5	3	00:01:47	0.00%	20.00%	\$0.00
% Change	<b>-100.00%</b>	<b>-100.00%</b>	<b>-100.00%</b>	0.00%	<b>-100.00%</b>	0.00%
DCRA - Market Street Site (30-008-005)						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:03	0.00%	0.00%	\$0.00
% Change	<b>-100.00%</b>	<b>-100.00%</b>	<b>-100.00%</b>	0.00%	0.00%	0.00%
DCRA - Market Street Site - 410 Market St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:22	0.00%	0.00%	\$0.00
% Change	<b>-100.00%</b>	<b>-100.00%</b>	<b>-100.00%</b>	0.00%	0.00%	0.00%
DCRA - Market Street Site - 418 Market St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:05	0.00%	0.00%	\$0.00
% Change	<b>-100.00%</b>	<b>-100.00%</b>	<b>-100.00%</b>	0.00%	0.00%	0.00%

DCRA - Market Street Site - 420 Market St						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	0.00%	-100.00%	0.00%
DCRA - North Front Street, LIA						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:05:03	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Northeast Corner Lykens Apartment Building						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	2	1	00:00:10	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Old Elementary School						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:23	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Redevelopment Area 3 - Kokomo Avenue, Lot 11						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:28	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Redevelopment Area 3 - Kokomo Avenue, Lot 12						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	1	1	00:00:25	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Redevelopment Area 3 - Kokomo Avenue, Lot 13						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	2	2	00:02:39	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Redevelopment Area 3 - Kokomo Avenue, Track 3						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	2	2	00:00:13	0.00%	50.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	0.00%
DCRA - SARAA Site						

April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	2	2	00:01:02	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Susquehanna River Property						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	2	2	00:01:31	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Upper Dauphin Government Center- RT 209						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	3	3	00:02:21	100.00%	66.67%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	0.00%
Lycoming County Infrastructure Assessment - Index						
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
March 1, 2012 - March 31, 2012	3	1	00:01:20	0.00%	33.33%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	-100.00%	0.00%

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**49 page titles were viewed a total of 152 times**

**Content Performance**

Page Title	Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit	\$ Index						
<table border="0" style="width:100%"> <tr> <td style="width:16.6%"><b>Pageviews</b> <b>152</b> Previous: 87 (74.71%)</td> <td style="width:16.6%"><b>Unique Pageviews</b> <b>91</b> Previous: 71 (28.17%)</td> <td style="width:16.6%"><b>Avg. Time on Page</b> <b>00:01:39</b> Previous: 00:02:47 (-40.92%)</td> <td style="width:16.6%"><b>Bounce Rate</b> <b>64.00%</b> Previous: 75.86% (-15.64%)</td> <td style="width:16.6%"><b>% Exit</b> <b>32.89%</b> Previous: 66.67% (-50.66%)</td> <td style="width:16.6%"><b>\$ Index</b> <b>\$0.00</b> Previous: \$0.00 (0.00%)</td> </tr> </table>							<b>Pageviews</b> <b>152</b> Previous: 87 (74.71%)	<b>Unique Pageviews</b> <b>91</b> Previous: 71 (28.17%)	<b>Avg. Time on Page</b> <b>00:01:39</b> Previous: 00:02:47 (-40.92%)	<b>Bounce Rate</b> <b>64.00%</b> Previous: 75.86% (-15.64%)	<b>% Exit</b> <b>32.89%</b> Previous: 66.67% (-50.66%)	<b>\$ Index</b> <b>\$0.00</b> Previous: \$0.00 (0.00%)
<b>Pageviews</b> <b>152</b> Previous: 87 (74.71%)	<b>Unique Pageviews</b> <b>91</b> Previous: 71 (28.17%)	<b>Avg. Time on Page</b> <b>00:01:39</b> Previous: 00:02:47 (-40.92%)	<b>Bounce Rate</b> <b>64.00%</b> Previous: 75.86% (-15.64%)	<b>% Exit</b> <b>32.89%</b> Previous: 66.67% (-50.66%)	<b>\$ Index</b> <b>\$0.00</b> Previous: \$0.00 (0.00%)							
DCRA - Index												
May 1, 2012 - May 31, 2012	<b>87</b>	37	00:01:57	61.11%	37.93%	\$0.00						
April 1, 2012 - April 30, 2012	<b>55</b>	41	00:01:13	75.61%	70.91%	\$0.00						
% Change	<b>58.18%</b>	<b>-9.76%</b>	<b>59.54%</b>	<b>-19.18%</b>	<b>-46.51%</b>	0.00%						
DCRA - 150 S. Market Street												
May 1, 2012 - May 31, 2012	<b>9</b>	4	00:04:32	50.00%	33.33%	\$0.00						
April 1, 2012 - April 30, 2012	<b>1</b>	1	00:00:04	0.00%	0.00%	\$0.00						
% Change	<b>800.00%</b>	<b>300.00%</b>	<b>6,687.50%</b>	<b>100.00%</b>	<b>100.00%</b>	0.00%						
DCRA - 588 Main Street												
May 1, 2012 - May 31, 2012	<b>8</b>	7	00:01:15	0.00%	12.50%	\$0.00						
April 1, 2012 - April 30, 2012	<b>1</b>	1	00:00:06	0.00%	0.00%	\$0.00						
% Change	<b>700.00%</b>	<b>600.00%</b>	<b>1,142.86%</b>	<b>0.00%</b>	<b>100.00%</b>	0.00%						
DCRA - 2nd Street												
May 1, 2012 - May 31, 2012	<b>4</b>	3	00:00:47	0.00%	0.00%	\$0.00						
April 1, 2012 - April 30, 2012	<b>2</b>	2	00:00:11	0.00%	0.00%	\$0.00						
% Change	<b>100.00%</b>	<b>50.00%</b>	<b>347.62%</b>	<b>0.00%</b>	<b>0.00%</b>	0.00%						
DCRA - Lykens Hotel												
May 1, 2012 - May 31, 2012	<b>3</b>	3	00:00:08	100.00%	33.33%	\$0.00						
April 1, 2012 - April 30, 2012	<b>7</b>	6	00:01:06	80.00%	71.43%	\$0.00						
% Change	<b>-57.14%</b>	<b>-50.00%</b>	<b>-87.79%</b>	<b>25.00%</b>	<b>-53.33%</b>	0.00%						
DCRA - Old Hardware Store - 527 MAIN STREET												

May 1, 2012 - May 31, 2012	3	3	00:00:38	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Vine Street Site						
May 1, 2012 - May 31, 2012	3	2	00:00:10	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area A - 38 Wilson St						
May 1, 2012 - May 31, 2012	2	2	00:03:43	50.00%	50.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%
DCRA - Conway Road						
May 1, 2012 - May 31, 2012	2	2	00:02:55	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Northeast Corner Lykens Apartment Building						
May 1, 2012 - May 31, 2012	2	1	00:00:06	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Old Elementary School						
May 1, 2012 - May 31, 2012	2	2	00:00:34	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Old Firehouse Site						
May 1, 2012 - May 31, 2012	2	2	00:00:12	100.00%	50.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%
DCRA - Old Gymnasium Site						
May 1, 2012 - May 31, 2012	2	1	00:03:16	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Redevelopment Area 3 - Kokomo Avenue, Lot 11						
May 1, 2012 - May 31, 2012	2	1	00:00:08	0.00%	50.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	100.00%	0.00%

DCRA - School Heights Village- Redevelopment Project - Looking For Commercial Tenants						
May 1, 2012 - May 31, 2012	2	2	00:00:20	50.00%	50.00%	\$0.00
April 1, 2012 - April 30, 2012	2	1	00:03:10	0.00%	50.00%	\$0.00
% Change	0.00%	100.00%	-89.47%	100.00%	0.00%	0.00%
DCRA - Upper Dauphin Government Center- RT 209						
May 1, 2012 - May 31, 2012	2	2	00:00:27	0.00%	50.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	100.00%	0.00%
DCRA - 605 Main Street - Carpet Store Site						
May 1, 2012 - May 31, 2012	1	1	00:00:14	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	1	1	00:00:10	0.00%	0.00%	\$0.00
% Change	0.00%	0.00%	40.00%	0.00%	0.00%	0.00%
DCRA - Adams St. Revitalization - 121 Adams Street						
May 1, 2012 - May 31, 2012	1	1	00:00:04	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Adams St. Revitalization - 129 Adams Street						
May 1, 2012 - May 31, 2012	1	1	00:00:33	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Bar Site						
May 1, 2012 - May 31, 2012	1	1	00:00:48	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area A - 48 Wilson St						
May 1, 2012 - May 31, 2012	1	1	00:00:01	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Blighted Area A - 58 Wilson St						
May 1, 2012 - May 31, 2012	1	1	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%

DCRA - Blighted Area A - 62 Wilson St						
May 1, 2012 - May 31, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	0.00%	100.00%	0.00%
DCRA - Card Shop Site - 110 EAST MARKET STREET						
May 1, 2012 - May 31, 2012	1	1	00:00:12	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Front St. Revitalization - 216 N. Front Street						
May 1, 2012 - May 31, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
DCRA - Front St. Revitalization - 225 North Front						
May 1, 2012 - May 31, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	0.00%	100.00%	0.00%
DCRA - Front St. Revitalization - 2705 S Front						
May 1, 2012 - May 31, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
DCRA - Grayson Road Property 5- Grayson Road, Lot 5						
May 1, 2012 - May 31, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
DCRA - Harman Stove Site						
May 1, 2012 - May 31, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	0.00%	100.00%	0.00%
DCRA - Harrisburg Mall						
May 1, 2012 - May 31, 2012	1	1	00:00:18	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%

DCRA - Lytle Farms Redevelopment Project- 915 East Harrisburg Pike (Site 2)						
May 1, 2012 - May 31, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
DCRA - Redevelopment Area 3 - Kokomo Avenue, Lot 13						
May 1, 2012 - May 31, 2012	1	1	00:00:17	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - Redevelopment Area 3 - Kokomo Avenue, Track 3						
May 1, 2012 - May 31, 2012	1	1	00:00:34	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
% Change	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%
DCRA - 604 HERSHEY RD - Blackies Nursery - Parcel B						
May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	2	2	00:00:00	100.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	-100.00%	-100.00%	0.00%
DCRA - 604 Hershey RD - Blackies Nursery - Parcel A						
May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	1	1	00:00:18	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Adams St. Revitalization - 111 Adams Street						
May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	0.00%	-100.00%	0.00%
DCRA - Adams St. Revitalization - 113 Adams Street						
May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	-100.00%	-100.00%	0.00%
DCRA - Adams St. Revitalization - 115 1/2 Adams Street						
May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	1	1	00:23:55	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%

DCRA - Adams St. Revitalization - 125 Adams Street						
May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	0.00%	-100.00%	0.00%
DCRA - Adams St. Revitalization - 127 Adams Street						
May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	1	1	00:29:59	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Adams St. Revitalization - 133 Adams Street						
May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	0.00%	-100.00%	0.00%
DCRA - Blighted Area C - 157 Ann St						
May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	-100.00%	-100.00%	0.00%
DCRA - Cole Crest HRA Project - South Front Street						
May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	1	1	00:00:00	0.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	0.00%	-100.00%	0.00%
DCRA - Front St. Revitalization - 123 N Front St						
May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	1	1	00:00:56	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
DCRA - Garage Site						
May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	-100.00%	-100.00%	0.00%
DCRA - Hardees Site - ROUTE 147						
May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	-100.00%	-100.00%	0.00%
DCRA - Lower Paxton Township Closed Municipal Landfill						

May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	2	2	00:00:00	100.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	-100.00%	-100.00%	0.00%
DCRA - Lytle Farms Redevelopment Project- 915 East Harrisburg Pike (Site 1)						
May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	1	1	00:00:00	100.00%	100.00%	\$0.00
% Change	-100.00%	-100.00%	0.00%	-100.00%	-100.00%	0.00%
DCRA - Treat Site - Parcel A						
May 1, 2012 - May 31, 2012	0	0	00:00:00	0.00%	0.00%	\$0.00
April 1, 2012 - April 30, 2012	1	1	00:00:15	0.00%	0.00%	\$0.00
% Change	-100.00%	-100.00%	-100.00%	0.00%	0.00%	0.00%
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## INTRODUCTION

The following strategy provides a framework for the ongoing utilization of and updates to the Dauphin County (County) searchable Property Database (Database). To ensure the Database continues to provide the maximum utility in accomplishing the County's redevelopment goals, it is critical to establish regular management practices to maintain the highest level of accuracy and the most current priority listings. To this end, this strategy provides a method for efficient and regular updates to the existing Database to allow for adaptations to changing conditions and the ability to perpetually highlight the County's existing and emerging key redevelopment sites.

## PROPERTY DATABASE UPDATES

The Dauphin County Redevelopment Authority (RDA) will assist the County in providing municipalities with regular and efficient opportunities to update the County's searchable Database with both new information for existing sites and recommendations for additional key property listings. To accomplish this, the RDA will send quarterly electronic SurveyMonkey invitations (See Exhibit A – Survey Draft) to each municipality requesting recommendations for additional properties and will send an annual letter (hard copy) requesting any new information and additional sites. In this way, municipalities will have multiple regular avenues to update property information for inclusion in the Database and exposure to the development community.

## QUARTERLY UPDATE ADVERTISEMENT

Following quarterly and annual updates to the Database via municipal outreach, it will be highly important to maintain public and developer awareness of any new sites, updated information for existing sites, and any Database enhancements. To maintain perpetual awareness of the priority redevelopment sites amongst the development community, the public, and any key contacts, quarterly outreach should include updated press releases, regular e-mails to previously established distribution lists, and announcements of additions to the Database on the County's website. In addition, the County should consider the use of available social media outlets to provide additional exposure for key redevelopment opportunities.

## PRESS RELEASES

When updated property information and/or new properties are deployed to the Database, it is recommended that the County draft a press release for key local publications, which will help maintain high levels of public awareness for the overall Database while also highlighting any Database additions or improvements. As with the Adams Street Request for Qualifications (RFQs), it is recommended that the press releases be made available through the following local publications:

- *The Patriot-News*
- *Press and Journal*
- *The Sentinel*
- *Central Penn Business Journal*
- *The Paxton Herald*

## **DEVELOPER E-MAIL UPDATES**

To supplement the quarterly press releases and to maintain continuing contact with key members of the development community, it is recommended that the County highlight any new properties, updated information, and database enhancements through quarterly e-mails to established distribution lists. As with the Adams Street RFOs, these lists will include developers, investors, realtors, professional organizations, and public entities.

## **COUNTY WEBPAGE ANNOUNCEMENTS**

All new updates to the Database should be prominently displayed via an official announcement on the County's webpage. This provides for additional Database awareness by targeting frequent site visitors, which may include local and regional public officials, community organizations, and potential development partners.

## **PROPERTY DATABASE ACCESSIBILITY IMPROVEMENTS**

A critical component to an optimally functioning Database is convenient and intuitive access. To this end, it is recommended that the County provide a visually appealing and prominent link on its homepage to direct interested parties directly to the Database. Additionally, the County should encourage key local economic development organizations and partners to include a link on their websites to the property database.

## **GOOGLE ANALYTICS**

Through the use of Google Analytics, the County gains a key resource for ongoing and future maintenance of the Database. By examining site visitor data, the County has the ability to proactively monitor the way in which individuals are using the site, and can adjust for any deficiencies, enhance successes, and gain an additional level of information with which to make strategic decisions. Key information that will be made available includes frequency of page visits, most viewed entries, length of stay, navigation behavior, and additional supplemental data to enhance usability and effectiveness of this key redevelopment resource. Attached as Exhibit B is the most current data collected for the Dauphin County Property Database.

## **ONGOING SITE ANALYSIS**

Following the submission of new site for inclusion on the property database, detailed site analysis and evaluation should be performed to determine existing opportunities and constraints and thereby assign a suitable placement on the list of priority sites. This evaluation should include an analysis of site conditions, property access, zoning classification, surrounding land uses, property ownership and availability (see Property Owner Outreach below), suitability for development, and access to public services and infrastructure. To accomplish this, each new site (or existing site that has received significant updated information) should be scored using the previously developed evaluation criteria to determine where it ranks amongst other sites in terms of priority for redevelopment.

## **PROPERTY OWNER OUTREACH**

To aid in determining redevelopment feasibility, and to complement the above referenced Site Analysis, diligent effort should be put forth to contact current property owners of each site proposed for inclusion

on the database to determine at minimum: owner willingness to sell, available public utilities, and any existing plans for redevelopment or reuse. This information will be incorporated into the above Site Analysis to aid in developing a priority ranking for each prospective site. In so doing, these measure will help to ensure that the substantial work that has been completed on the Dauphin County Strategic Development Plan and related Property Database will remain current and updated so as to continue providing maximum utility in achieving Dauphin County's redevelopment goals.

As part of the ongoing implementation of the Comprehensive and Strategic Redevelopment Plan, Dauphin County and all of its municipalities have a unique opportunity to work together to leverage the County's assets and embark on an important effort to redevelop underutilized, blighted and brownfield sites throughout the County to strengthen communities and create additional redevelopment opportunities.

The foundation of this effort, and the critical component to its ongoing success, is information provided by you, the municipal leaders. At this time, and at regular intervals moving forward, we will be requesting your help in providing property updates that will ensure that the County's Plan and database incorporate the most current information on your top priority redevelopment sites. We appreciate your time in completing this survey which will keep the County apprised of any additional properties that should be incorporated into the redevelopment strategy.

The County and the Authority appreciate your cooperation and commitment to this important project. Please contact George H. Connor at 717-780-6250 if you have any questions or concerns relating to this project. Thank you for your participation.

\* 1. Please provide the following information:

Municipality

Name of Respondent

Position

\* 2. Does the municipality wish to add additional sites that are either vacant, underutilized, and/or need to be redeveloped?

Yes

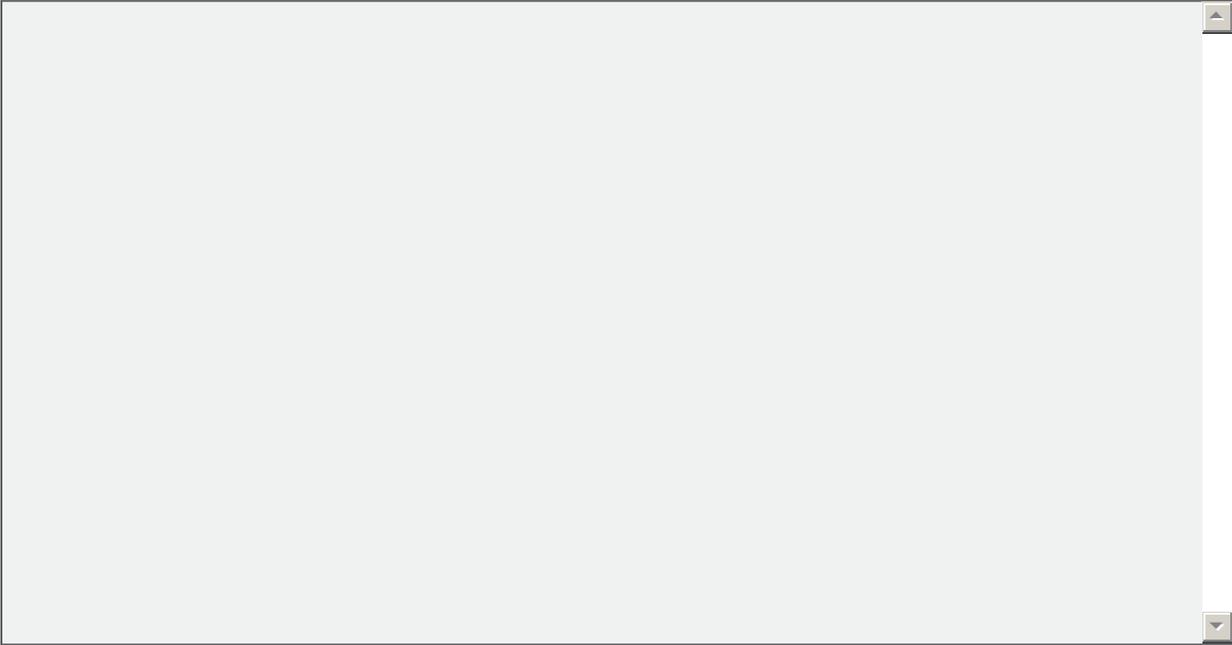
No

3. Does the municipality have any residential sites that are 1 or more acres in size that are vacant and/or need to be redeveloped?

Yes

No

4. please provide site information below including: tax parcel identification number, public utility service, zoning, current use and any additional relevant details

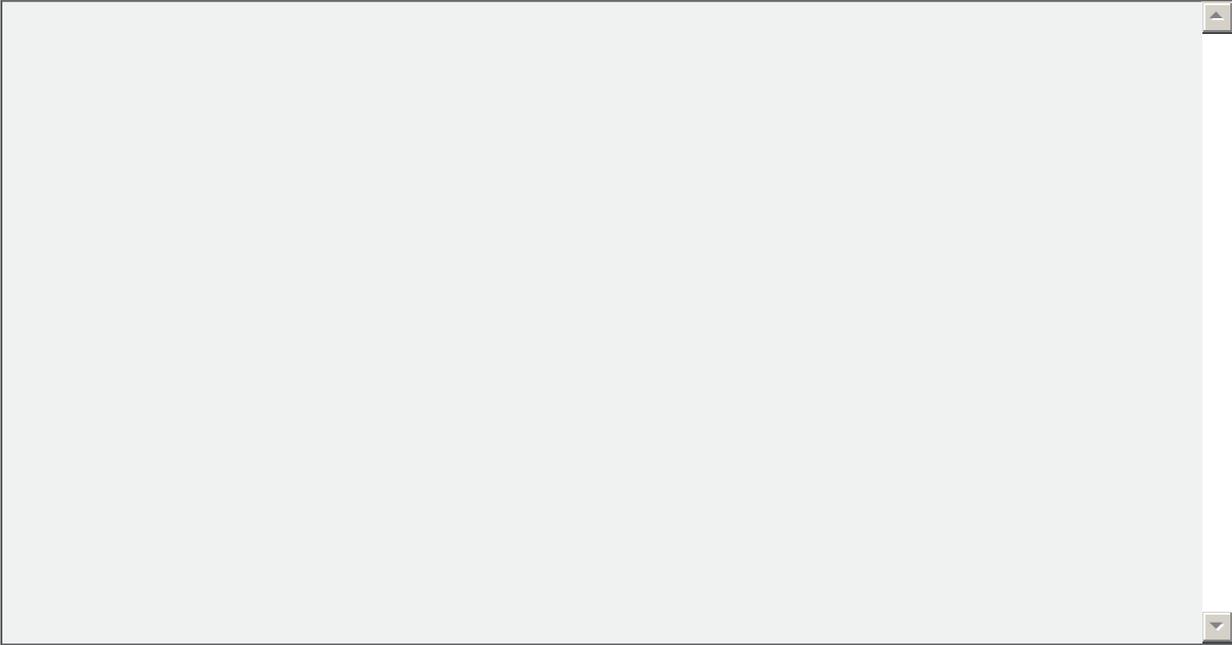
A large, empty rectangular text input field with a vertical scrollbar on the right side. The field is currently blank, intended for the user to provide site information as requested in the text above.

5. Does the municipality have non-residential commercial sites that are vacant and/or need to be redeveloped?

Yes

No

6. please provide site information below including: tax parcel identification number, public utility service, zoning, current use and any additional relevant details

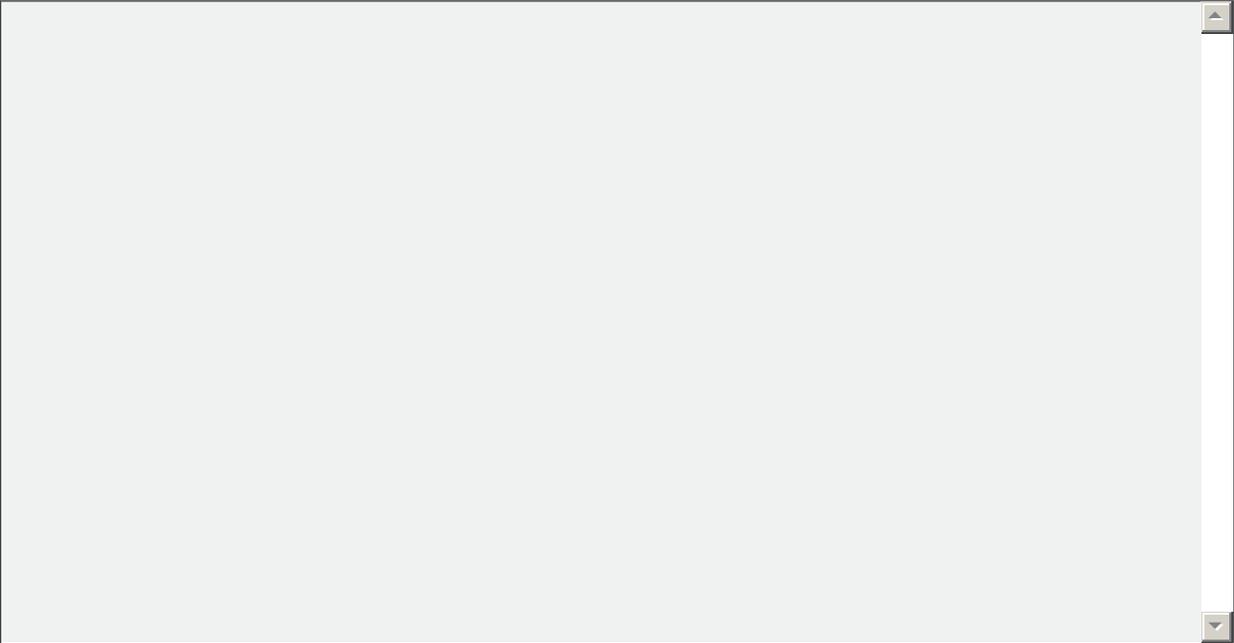
A large, empty rectangular text input field with a vertical scrollbar on the right side. The field is currently blank, intended for the user to provide site information as requested in the text above.

7. Does the municipality have industrial sites that are vacant and/or need to be redeveloped?

Yes

No

8. please provide site information below including: tax parcel identification number, public utility service, zoning, current use and any additional relevant details

A large, empty rectangular text input field with a vertical scrollbar on the right side. The field is currently blank, intended for the user to provide site information as requested in the text above.

9. Does the municipality have brownfield sites that are vacant and/or need to be redeveloped?

Yes

No

10. Are they currently vacant?

Yes

No

Other (please specify)

11. Has a Phase I been completed?

Yes

No

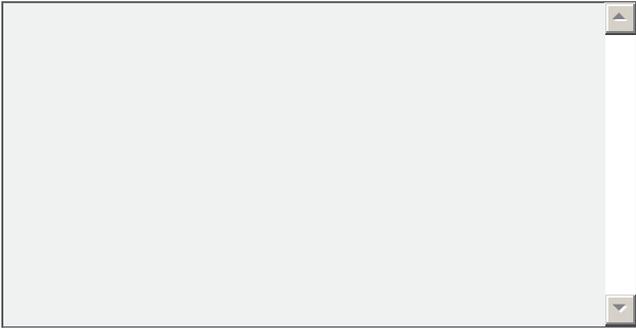
Other (please specify)

12. Have you previous applied for and/or received either state or federal brownfield funding for assessment, remediation or redevelopment planning?

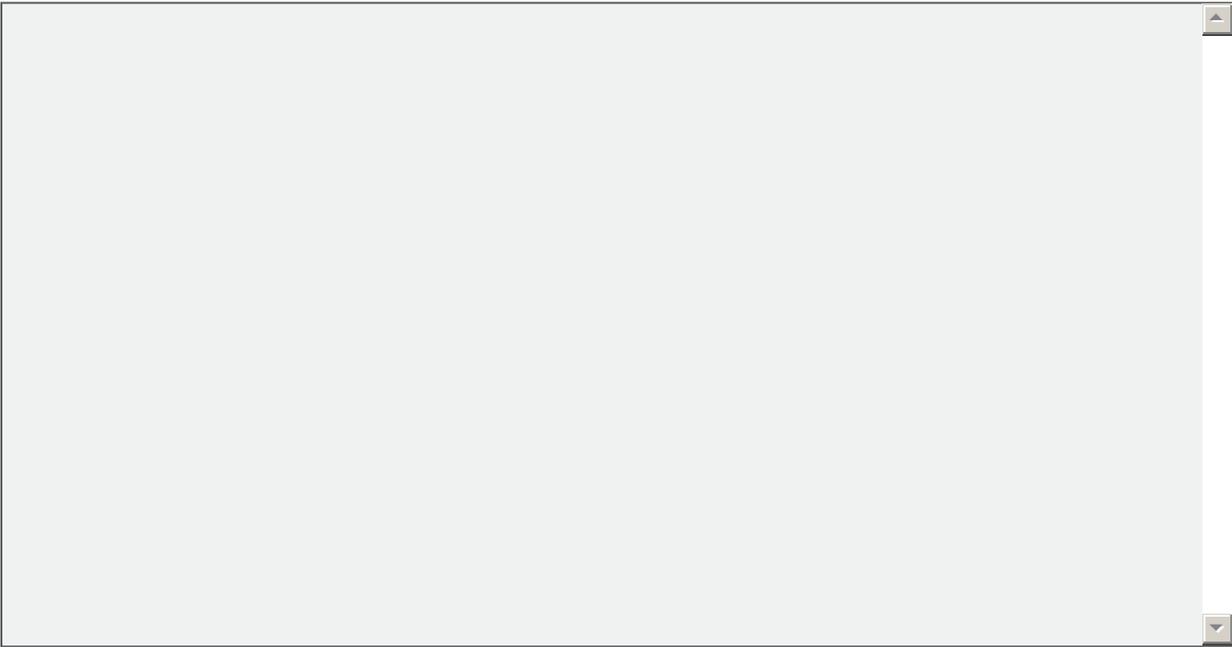
Yes

No

If Yes, please specify



13. please provide site information below including: tax parcel identification number, public utility service, zoning, current use and any additional relevant details

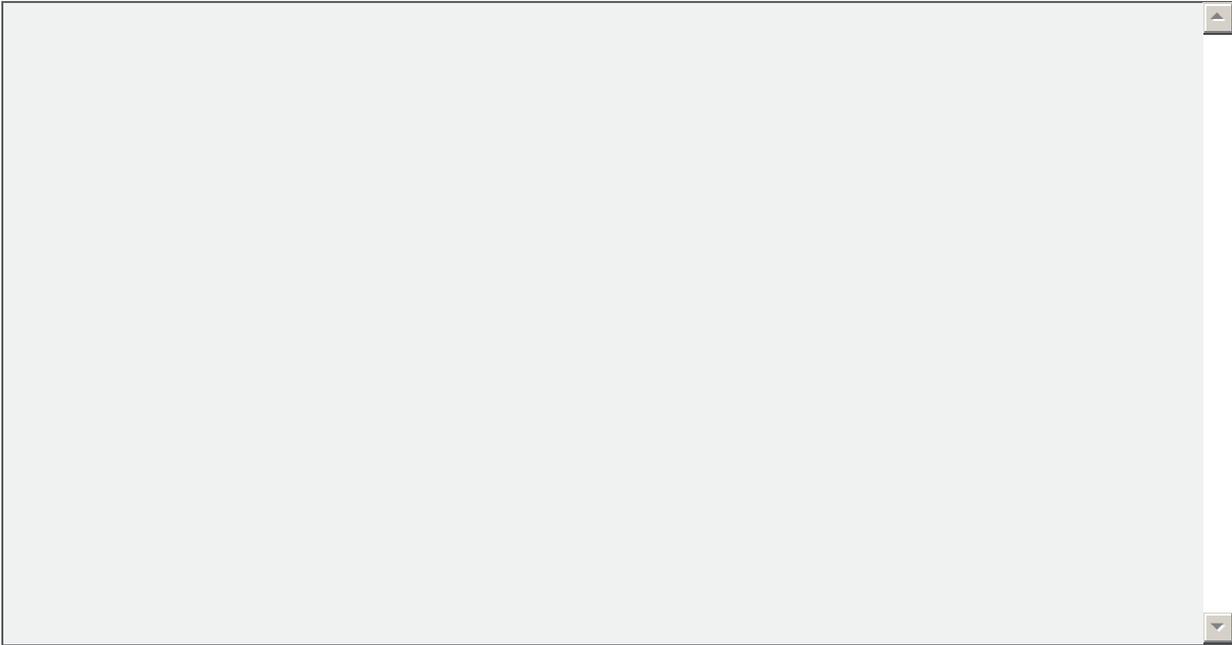
A large, empty rectangular text input field with a vertical scrollbar on the right side. The field is currently blank, intended for the user to provide site information as requested in the text above.

\* 14. Does the municipality have any additional sites that you would like added to the Dauphin County database and believe should be prioritized for re-development?

Yes

No

If Yes, please provide site information below including: tax parcel identification number, public utility service, zoning, current use and any additional relevant details



Thank you for participating in this survey! Your response is very important and helps to ensure the continued effectiveness of the Online Property Database in realizing Dauphin County's redevelopment goals.

Municipality	Contact	Position	E-mail Address
Berrysburg Borough	Gregory A. Mowery	Code Enforcement Officer	berrysburgboro@comcast.net
City of Harrisburg			
Conewago Township	Louanne Bostic	Manager	adm@conewagotwp.com
Dauphin Borough	Steve Bomgardner - original interview		dauphinboro@comcast.net
Derry Township	James Negley - original interview "Other	Manager	manager@ptd.net
East Hanover Township	Ronald L. Reeder	Township Supervisor	rreeder.eht@gmail.com
Elizabethville Borough	Jim Fascinelli & Gary Shadle - original interview	Both are Borough Councilmen	
Gratz Borough	Larry Shade - original interview	Borough Councilman	
Halifax Borough	Larry Rank	Manager	info@halifaxborough.com
Halifax Township	Fred Ford	Plannign Commission Chairman	
Highspire Borough	John McHale - original interview	Borough Manager	contact@highspire.org
Hummelstown Borough	Michael O'Keefe - original interview	Manager	Mokeefe@hummelstown.net
Jackson Township	Ira Kulp	Township Supervisor	
Jefferson Township	Ronald B. Motacki	Zoning Officer	JeffersonTownship@yahoo.com
Londonderry Township	Steve Letavic	Manager	twpmanager@londonderrypa.org
Lower Paxton Township	George Wolfe - original interview	manager	gwolfe@lowerpaxton-pa.gov
Lower Swatara Township	Harry N. Krot	Manager	hkrot@lowerswatara.org
Lykens Borough	Gary Bopp and Carl Slough - original int	Chairman and Vice Chairman of Borough Council	lykensboro@comcast.net
Lykens Township			
Middle Paxton Township	Julie Ann Seeds	Manager	middlepaxtontwp@comcast.net
Middletown Borough	Greg Wilsbach	Manager	manager@middletownborough.com
Mifflin Township	Tom Billow, Ron Kolva & Albert Mauser - original interview	Township supervisors	
Millersburgh Borough	Chris McGann	Manager	Chris.McGann@millersburgpa.org
Paxtang Borough	Ken Beard	Manager	paxtangborooffice@comcast.net
Penbrook Borough	James Armbruster	Manager	

Pillow Borough	Todd Laudenslager & Dennis Smeltz - original interview	Mayor and Borough Councilman	
Reed Township	Steve Allen - original interview	Township Secretary/Treasurer and Former Supervisor	
Royalton Borough	Bonnie Young - original interview		Roy1891@comcast.net
Rush Township	John Kasputis - original interview	Chairman of Township Supervisors	
South Hanover Township	Penny Pollick - original interview	Manager	ppollick@southhanover.org
Steelton Borough	Jeffery Wright - original interview	President	steeltonboro@steeltonpa.com'
Susquehanna Township	Gary Myers - original interview	Secretary/Manager	
Swatara Township	Paul Cornell - original interview	Manager	swataratownship@swataratwp.com
Upper Paxton Township	Ron Hepner, Joe Snyder & Tom Sheaffer - original interview	Township Supervisors	
Washington Township	Dave Barder & Dori Kauffman - original interview	Township Supervisors	
Wayne Township	Gary Miller, John Shoop, Nancy Warfel, and Shirley Radel - original interview	Gary, John, and Nancy are Supervisors and Shirley is the Township Secretary	
West Hanover Township	Elizabeth England	Township Manager	
	Adam Klein - original interview "other"	Chair of Board of Supervisors	
Wiconisco Township	John Coles - original interview	Chairman of Township Supervisors	
Williams Township	Harold Smith - original interview	Township Supervisor and Township Secretary	
Williamstown Borough	Dane Williard & Ron Umholtz - original interview	Both are Borough Councilmen	

<<Name>>  
<<Address>>  
<<City>>, <<State>> <<Zip>>

Dear <<Name>>:

Last year, with the support of the Dauphin County Commissioners, the Dauphin County Redevelopment Authority (Authority) embarked on the development of a *Comprehensive and Strategic Redevelopment Plan for Dauphin County* (Plan). With the ongoing implementation of this Plan, the County and all of its municipalities have a unique opportunity to work together to leverage the County's assets and embark on an important effort to redevelop blighted and brownfield sites, and undertake other redevelopment opportunities.

Through considerable cooperation and support from many of you, this Plan has already achieved significant results, including the development of an online searchable property database representing Countywide efforts to identify, analyze, and prioritize those properties throughout the County that, through strategic redevelopment, would create an immediate and positive community impact. Developing a strategy that could be implemented was and will be a critical component in achieving the goals of a redevelopment plan that maximizes reuse – ultimately creating quality housing, jobs, and increasing tax revenues within the County. At the time of this letter, several high-priority projects are already moving forward with redevelopment activity and will soon begin aiding in the realization of some of the strategic goals of the County and its municipalities.

The foundation of this effort, and the critical component to its ongoing success, is information provided by you, the municipal leaders. At this time, and at regular intervals moving forward, we will be continuing our outreach and communication in an effort to ensure that the County's Plan and database incorporate the most current information on your top priority redevelopment sites. To this end, we will be sending out an annual hard copy request for updates to the database as well as quarterly survey invitations (via SurveyMonkey.com), which will provide additional opportunities for you to keep the County apprised of any additional information or properties that should be incorporated into the redevelopment strategy.

The County and the Authority appreciate your cooperation and commitment to this important project. Please contact George H. Connor at 717-780-6250 if you have any questions or concerns relating to this project. Thank you.

Sincerely,

<<Name>>  
<<Address>>  
<<City>>, <<State>> <<Zip>>

# 2012



Dauphin County Redevelopment  
Authority



April 12, 2012

**REQUEST FOR QUALIFIED SUBMISSIONS (RFQS)**

**ADAMS STREET REDEVELOPMENT**

**Steelton, PA**

# ADAMS STREET REQUEST FOR QUALIFICATIONS (RFQs)

MARKETING STRATEGY

August 2012



**DELTA | DEVELOPMENT | GROUP**  
I N C .

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## **INTRODUCTION**

The following represents a comprehensive strategy to build awareness and maximize the exposure of the Adams Street Redevelopment Project Request for Qualified Submissions (RFQS). Through a multi-faceted approach including press releases in local publications and strategic distribution lists aimed at key segments of the development community, this strategy will help ensure strong visibility, community awareness, and developer interest for the Adams Street Project. By so doing, this strategy will aid in the selection of the most qualified firm or team whose efforts will help achieve the project's redevelopment goals.

**PRESS RELEASE**

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DAUPHIN COUNTY  
REDEVELOPMENT AUTHORITY  
Phone: (717) 780-6254  
Fax: (717) 257-1513

112 Market Street, 7<sup>th</sup> Floor  
Harrisburg, PA 17101  
www.dauphincounty.org

Adams Street  
Redevelopment Project

# PRESS RELEASE

## *Dauphin County Redevelopment Authority Announces Adams Street Redevelopment Project Request for Qualified Submissions (RFQS)*

*The Dauphin County Redevelopment Authority announces an RFQS for the development of 10 townhomes on a recently consolidated Adams Street property in the Borough of Steelton.*

**Dauphin County, <INSERT DATE>**: The Dauphin County Redevelopment Authority (the Authority) is pleased to announce the release of a Request for Qualified Submissions (RFQS) for the redevelopment of the Adams Street Redevelopment Project site in the Borough of Steelton.

On May 14, 2012, the Authority released the Adams Street Redevelopment RFQS to solicit creative, market-driven, qualified submissions for the redevelopment of approximately .963 acres in the heart of Steelton. In addition to being released to the public by way of the Dauphin County website, the RFQS will also be distributed to the development community and several professional associations, including the Pennsylvania League of Cities and Municipalities, the Pennsylvania State Association of Boroughs, the Pennsylvania Association of Housing and Redevelopment Agencies, the American Planning Association, and American Institute of Architects, among others.

The Authority believes that the site's potential to create an immediate and positive community impact, its desirable site conditions, convenient transportation access, and location within Steelton and close to downtown Harrisburg's destinations, businesses, and restaurants make this project well positioned to serve as a key component of Dauphin County's comprehensive revitalization plans. As such, respondents are directed to develop submissions that complement and are consistent with the surrounding land uses, the requirements of the Community Development Block Grant (CDBG) program, and the redevelopment goals set forth by the County. Respondents are also asked to incorporate high-quality, residential infill development principles by providing for the highest and best real estate uses for the property, creating connectivity to surrounding neighborhoods, and adhering to the principles and goals set forth in the Borough of Steelton's Comprehensive Plan, Zoning Ordinance, and Subdivision and Land Development Plan.

The Authority strongly believes that public participation and consideration for the community's interests are critical to the success of the Adams Street Redevelopment Project. To that end, in 2011, the Dauphin County Office of Community and Economic Development undertook a redevelopment planning process to respond to existing countywide community and economic development needs and proactively position the County to capitalize on emerging and future opportunities. Through public outreach and input from community leaders and municipal officials, this planning process included the identification of key vacant and underutilized sites throughout the County with the potential to revitalize and stabilize communities, satisfy market demands, and encourage additional investment and growth. The Adams Street Redevelopment Project site has been identified during this process as a key underutilized site and has been prioritized for immediate redevelopment.

The Authority is deeply committed to selecting the developer or team that will deliver a creative, market-driven, sustainable project that achieves the goals and vision of Dauphin County's developing community. For updates on the Adams Street Redevelopment Project, please visit Dauphin County's Office of Community and Economic Development website at [www.dauphincounty.org/community-economic-development](http://www.dauphincounty.org/community-economic-development).

## **LOCAL PUBLICATIONS**

To maximize public awareness and exposure to the development community the above Press Release, will be made available through the following five (5) local publications:

- Patriot News
- Press and Journal
- Sentinel
- Central Penn Business Journal
- Paxton Herald

## DISTRIBUTION LISTS

The following distribution lists represent identified public and private entities that will be strategically targeted to maximize the exposure of and accessibility to the Adams Street Redevelopment Project RFQS. These lists have been developed to ensure widespread awareness of the project and to facilitate the distribution of the RFQS to a diverse segment of the development community including private sector entities (developers, architects, realtors, investors), public sector agencies and professional organizations.

DEVELOPERS & ARCHITECTS					
Company	Contact	Phone	Address 1	City	State
	Ed Walker	(814) 231-0635	605 W Prospect Ave	State College	PA
Allied Construction Services	Ben Altman	(267) 625-3582, (215) 884-0500	240 New York Drive, Suite 1	Fort Washington	PA
The Architectural Studio	Tagor Vojnovic	(610) 437-1737			
Atapco Properties	Pat Coggins	(410) 347-7150	10 East Baltimore Street, Suite 1600	Baltimore	MD
Bozzuto Development Company	Don Tracy		7850 Walker Drive, Suite 400	Greenbelt	MD
BPG Properties, Ltd.	John Forde	(610) 355-1872	3815 West Chester Pike	Newtown Square	PA
The Buccini/Pollin Group, Inc.	Boris Kaplan	(302) 691-2139	322 A Street, Suite 300	Wilmington	DE
Cedarwood Development, Inc.	Randall J. Hake PE	(330) 836-9971	1765 Merriman Road	Akron	OH
Carlino Development Group	Peter Carlino	(610) 376-4807	875 Berkshire Blvd	Wyomissing	PA
CBL & Associates Properties, Inc.	Mark D. Mancuso	(781) 398-7102	800 South Street	Waltham	MA
Chesapeake Real Estate Group, LLC	Geoffrey Lilja	(410) 787-8799	1344 Ashton Road	Hanover	MD
Conewago Enterprises	Donnie Smith	(717) 632-7722	P.O. Box 407	Hanover	PA
Conewago Enterprises Inc.	Stan Lazusky	(717) 632-7722	P.O. Box 407	Hanover	PA

DEVELOPERS & ARCHITECTS					
Company	Contact	Phone	Address 1	City	State
Crabtree, Rohrbaugh & Associates	Laura Murphy	(717) 458-0272			
DeSouza- Brown Inc.	Marc DeSouza	(610) 668-9300	225 North Presidential Boulevard	Bala Cynwyd	PA
Developers Realty Corporation	Kelly J. Voss	(860) 561-0121	1224 Mill Street	East Berlin	CT
DMS Development	Wendy Crites		100 E. Pennsylvania Ave.	Towson	MD
DP Partners	Matt Marshall	(610) 834-3701	100 Front Street	W. Conshohocken	PA
Equilibrium Equities, Inc.	Adam Meinstein	(610) 828-8484	1777 Sentry Parkway West	Blue Bell	PA
Fisher Development Company	Herb Fisher	(717) 519-5200		Lancaster	PA
Forest City Enterprises	Abe Naparstek	(718) 923-8689			
Gilmore & Associates, Inc.	John P. Sartor	(610) 489-4949	184 W. Main St., Suite 300	Trappe	PA
High Real Estate Group, LLC	H. Stephen Evans	(717) 209-4069	1853 William Penn Way, P.O. Box 10008	Lancaster	PA
K. Hovnanian Companies NE, Inc.	Robert Rosenthal	(215) 740-0206	110 Fieldcrest Ave	Edison	NJ
KAPA, Inc.	Kenneth A. Parsons	(610) 828-4193			
Kennedy & Associates	John Kennedy	(215) 513-1720	29 Main Street Harleysville	Harleysville	PA
Kitchen & Associates Architectural Services	Jay Appleton	(856) 854-1880			
Manekin Development	Norman Suss	(410) 262-4146	8601 Robert Fulton Drive	Columbia	MD
Merritt Properties, LLC	Robb L. Merritt	(410) 594-7409	2066 Lord Baltimore Drive	Baltimore	MD



DEVELOPERS & ARCHITECTS					
Company	Contact	Phone	Address 1	City	State
Mid-Atlantic Engineering Partners	Mathew Robinson	(609) 910-4450			
Mid-Atlantic Realty, Inc.	Sue Whaley	(717) 642-9794	P.O. Box 3247	Gettysburg	PA
Mid-Atlantic Realty, Inc.	Libby Moose	(717) 642-9794	P.O. Box 3247	Gettysburg	PA
Office for Planning and Architecture	Bret Peters	(717) 230-9660			
Pennrose Properties, LLC	Rob Vieira	(267) 389 8674			
The Quandel Group, Inc.	Bub Manning	(717) 657-0909	3003 North Front Street	Harrisburg	PA
Ramla Benaissa Architects	Robert H. Shamble	(215) 568-4808	1900 Market Street, Suite 625	Philadelphia	PA
READCO, LLC	Mario DiLoreto	(860) 434-3611	6 Vista Drive, Suite 200	Old Lyme	CT
Realen Properties, Inc.	Thomas J. Dunn	(610) 251-5000			
Robert A. Kinsley, Inc.	Robert Kinsley	(717) 741-8342	P.O. Box 232	York	PA
Ryan Homes	Tom King	(610) 304-9919	1345 Enterprise Drive, Suite 100A	West Chester	PA
Simon Property Group, Inc.	Kathy Shields	(317) 263-7076	225 West Washington Street	Indianapolis	IN
Smith Land & Improvement Corp	Richard E. Jordan II	(717) 731-0212	2010 State Road	Camp Hill	PA
Smith Land & Improvement Corp.	Richard E. Jordan III	(717) 731-0246	2010 State Road	Camp Hill	PA
Spiezle Architecture Group, Inc.	A. Stevens Krug	(610) 874-7800			
Strategic Realty Investments, LLC	Peter H. Monaghan	(610) 975-0340			



DEVELOPERS & ARCHITECTS					
Company	Contact	Phone	Address 1	City	State
Tim Haahs	Megan Leinart	(484) 342-0200			
Toll Brothers Realty Trust	Bryan Oos	(800) 817-8796	250 Gibraltar Road, 3 West	Horsham	PA
Town Planning Partnership, LLC; Renaissance Downtowns, LLC	Mark Evans				
Trammel Crow Company	Jeffrey T. Goggins	(484) 530-4641, (302) 530-6163	300 Conshohocken State Road, Suite 250	West Conshohocken	PA
The Tulio Group	Annette M. Long	(215) 368-5050			
Vision Group Ventures	Jeffrey Camp	(610) 940-9220	633 West Germantown Pike	Plymouth Meeting	PA
Vlbjr - Architecture + Town Planning + Urban Design	Victor L. Barr, Jr.	(610) 277-3750			
Vornado Realty Trust	Eric A. Dinenburg	(201) 587-1000	210 Route 4 East	Paramus	NJ
Wallace, Roberts & Todd, LLC	Joseph W. Healy	(215) 772-1474			
Walsh Commercial Real Estate	Brendan W. Walsh	(215) 836-1774			
Wayne Homes	David E. Logsdon	(330) 896-7611	3777 Boettler Oaks Drive	Uniontown	OH
Zamagias Properties	Michael A. Rovitto	(412) 391-7887	336 Fourth Ave	Pittsburgh	PA
Zamagias Properties	Michael D. Heins	(412) 394-6874	336 Fourth Avenue	Pittsburgh	PA
Zamagias Properties	Richard Ballon	(412) 394-6852	336 Fourth Avenue	Pittsburgh	PA
Zamagias Properties	Michael G. Zamagias	(412) 394-6858	336 Fourth Avenue	Pittsburgh	PA



REALTORS					
Company	Contact	Phone	Address 1	City	State
Bennett Williams	Denise Archer				
Bennett Williams	Kevin Potter	(717) 843-5555	110 N George Street	York	PA
Bennett Williams Coldwell Banker	Jim Hoch	(717) 843-5555	110 North George St.	York	PA
Bennett Williams Coldwell Banker	Frank Latin	(717) 843-5555	110 North George Street	York	PA
Bennett Williams Inc.	Robert J. Behler Jr., CCIM, CRB	(717) 843-5555	110 North Gerge Street	York	PA
Bennett Williams Inc.	David R. Schad	(717) 843-5555	110 North Gerge Street	York	PA
Bennett Williams, Inc.	Brad Rohrbaugh	(717) 843-5555	110 North George St.	York	PA
Bennett Williams, Inc.	Chad Stine	(717) 843-5555	110 North George St.	York	PA
Bennett Williams, Inc.	Bob Traynham	(717) 843-5555	110 North George St.	York	PA
Bennett Williams, Inc.	Tom Troccoli	(717) 392-7733	2173 Embassy Drive	Lancaster	PA
Binswanger Companies	Chris Pennington	(215) 448-6053	2 Logan Square	Philadelphia	PA
Binswanger Companies	Marc Policarpo	(215) 448-6000	2 Logan Square	Philadelphia	PA
Binswanger Companies	Michael Treacy	(215) 448-6000	2 Logan Square	Philadelphia	PA
CB Richard Ellis	Dan Sliger	(412) 471-9500	600 Grant Street	Pittsburgh	PA
CB Richard Ellis Pittsburgh	Robert Gold, CCIM, RPA	(412) 316-2397	600 Grant Street	Pittsburgh	PA
CB Richard Ellis/Pittsburgh LP	Steven Esposito	(412) 394-9845	600 Grant St RS-227719-L	Pittsburgh	PA



REALTORS					
Company	Contact	Phone	Address 1	City	State
Chambersburg Borough	William McLaughlin	(717) 860-7779	20 Spring Street	Chambersburg	PA
Coldwell Banker Bennett Williams	Michael E. Myers, Jr.	(717) 843-5555	110 North George Street	York	PA
Colliers Houston & Co.	Larry Casey	(732) 271-6318	265 Davidson Avenue	Somerset	NJ
Colliers International	Lee Fein	(610) 366-0200	8 Tower Bridge 825	Conshohocken	PA
Colliers International	Patrick Sentner, SIOR	(412) 321-4200	Two NorthShore Center	Pittsburgh	PA
Colliers Lanard & Axilbund	Mike Capobianco, SIOR	(610) 770-3600	7535 Windsor Drive	Allentown	PA
Colliers Lanard & Axilbund	Michael T. Zerbe	(610) 684-1853	100 Four Falls Corporate Centerq	West Conshohocken	PA
CresaPartners	David A. Niles	(610) 825-2766	One West First Avenue	Conshohocken	PA
Cushman & Wakefield	Steve Cooper	(484) 380-3040	8 Tower Bridge	Conshohocken	PA
Cushman & Wakefield of PA, Inc.	Gerard Blinebury	(215) 963-4034	1 Fayette St	Conshohocken	PA
Cushman & Wakefield of Pennsylvania, Inc.	Leah B. Balerno	(215) 963-4024	1717 Arch Street	Philadelphia	PA
Cushman and Wakefield, Inc.	Patrick McBride	(717) 919-1689	1717 Arch Street	Philadelphia	PA
Grubb & Ellis	Steve Bonge	(610) 337-4244	1000 Continental Dr	King of Prussia	PA
Grubb & Ellis Company	Tim Brogan	(610) 337-4244	1000 Continental Dr	King of Prussia	PA
Hawley Realty, Inc	Jarrett T. Laubach	(610) 398-4000	944 Marcon Blvd	Allentown	PA
Hawley Realty, Inc.	Amy Hawley, SIOR	(610) 398-4000	944 Marcon Blvd	Allentown	PA



REALTORS					
Company	Contact	Phone	Address 1	City	State
High Associates, Inc.	William Boben	(717) 209-4012	P.O. Box 10008	Lancaster	PA
High Industries	Lin Good	(717) 293-4551	1853 William Penn Way	Lancaster	PA
Jackson Cross Partners, LLC.	Peter Davisson, CCIM, SIOR	(302) 792-1301	300 N Market Street	Wilmington	DE
Langholz Wilson Ellis, Inc	Amy Brocato	(412) 621-7115	606 Liberty Avenue	Pittsburgh	PA
LMS	Donna Deerin	(717) 569-9373	120 North Pointe Boulevard	Lancaster	PA
LMS	Joe Deerin Jr.	(717) 569-9373	120 North Pointe Boulevard	Lancaster	PA
LMS	Dave Nicholson	(717) 569-9373	120 North Pointe Boulevard	Lancaster	PA
LMS Commercial Real Estate	Joe Spagnola	(717) 283-0600	120 North Pointe Blvd.	Lancaster	PA
Metro Commercial Real Estate, Inc.	Brandon Anapol	(856) 222-3014	303 Fellowship Road	Mount Laurel	NJ
Michael Baxter & Associates	Michael Baxter	(570) 421-7466	RR 2 Box 25	Stroudsburg	PA
NAI Commercial Partners	Steve Clipman	(717) 397-8555	930 Red Rose Court	Lancaster	PA
NAI Commercial Partners	Blake Gross	(717) 283-0600	930 Red Rose Court	Lancaster	PA
NAI Commercial Partners	Thomas McDermott, CCIM	(717)397-8555	930 Red Rose Court	Lancaster	PA
NAI Commercial Partners	Eric Revene	(717) 232-2888	809 South Front Street	Harrisburg	PA
NAI Geis Realty	Michael Maloney	(610) 975-4280	996 Old Eagle School Road	Wayne	PA
NAI Keystone	Ryan Seitz	(610) 779-1400	3970 Perkiomen Avenue	Reading	PA



REALTORS					
Company	Contact	Phone	Address 1	City	State
NAI Keystone	Steve Willems	(610) 370-8506	3970 Perkiomen Avenue	Reading	PA
NAI Keystone Commercial & Ind., LLC	Bryan Cole	(610) 779-1400	3970 Perkiomen Avenue	Reading	PA
NAI Keystone Commercial & Industrial, LLC	John Buccinno	(610) 370-8508	3970 Perkiomen Ave	Reading	PA
NAI Keystone Commercial & Industrial, LLC	Donald R. Kidd	(610) 370-8504	3970 Perkiomen Ave	Reading	PA
NAI Keystone Commercial & Industrial, LLC	Stephen King	(610) 370-8512	3970 Perkiomen Ave	Reading	PA
NAI KLNB	John T. Boote, SIOR	(443) 574-1414	6011 University Boulevard	Ellicott City	MD
NAI KLNB	J. Allan Riorda, SIOR	(443) 574-1400	6011 University Boulevard	Ellicott City	MD
NAI Mertz Corporation	Roy Kardon	(856) 234-9600	21 Roland Avenue	Mt. Laurel	NJ
NAI Mertz Corporation	Adam Lashner	(215) 396-2900	1105 Industrial Blvd	Southampton	PA
NAI Mertz Corporation	Barry Mertz	(856) 234-9600	21 Roland Avenue	Mt. Laurel	NJ
NAI Mexico, Edificio Centura	Ninfa Lehr	(858) 546-5418	Blvd. Agua Caliente 16011	Col Av, Tijuana, B.C.	Mexico
NAI/Geis Realty Group, Inc.	Dean H. Geis	(610) 989-0300	996 Old Eagle School Road	Wayne	PA
NAI/KLNB	Jim Caronna	(410) 321-0100	100 West Road	Baltimore	MD
Rock Commercial Real Estate	Russell J Bardolf, CCIM	(717) 854-5357	221 West Philadelphia Street	York	PA
Rock Commercial Real Estate	Dave Bode, CCIM, SIOR	(717) 854-5357	221 West Philadelphia Street	York	PA
Rock Commercial Real Estate	Benjamin M. Chiaro	(717) 854-5357	221 West Philadelphia St	York	PA



REALTORS					
Company	Contact	Phone	Address 1	City	State
Rock Commercial Real Estate	Kevin Hodge	(717) 854-5357	221 West Philadelphia Street	York	PA
Rock Commercial Real Estate	Michael Katz	(717) 854-5357	221 West Philadelphia Street	York	PA
Rock Commercial Real Estate	Wayne A. Lee	(717) 854-5357	221 West Philadelphia Street	York	PA
Rock Commercial Real Estate	Cami Spiridonoff	(717) 854-5357	Susquehanna Commerce Center West	York	PA
ROCK Commercial Real Estate	Alicia Sprenkle		221 West Philadelphia Street	York	PA
Rock Commercial Real Estate	Jason Turnbull	(717) 854-5357	221 West Philadelphia Street	York	PA
Rock Commercial Real Estate, LLC.	David E. Keech, CCIM, SIOR	(717) 854-5357	221 West Philadelphia Street	York	PA
Rock Commercial Real Estate, LLC.	Ryan Myers, CCIM	(717) 854-5357	221 West Philadelphia Street	York	PA
Rock Commercial Real Estate, LLC.	Theodore Turnbull, CCIM	(717) 854-5357	221 West Philidelphia Street	York	PA
Rock Commercial Real Estategood,	Larry O'Brien	(717) 854-5357	221 West Philadelphia Street	York	PA
Springwood Commercial Realty	Keith A. Kahlbaugh	(717) 718-2981	146 Pine Grove Circle	York	PA
Stonerook & Co.	Dee Anderson	(717) 390-1777	2148 Embassy Drive	Lancaster	PA



AGENCIES					
Organization	Contact	Phone	Address 1	City	State
Dauphin County Office of Community and Economic Development	George Connor	(717) 780-6254	112 Market Street, 7th Floor	Harrisburg	PA
Borough of Steelton		(717) 939-9842	123 North Front Street	Steelton	PA
Pennsylvania Downtown Center (PADC)	Bill Fontana	(717) 233-4675	130 Locust Street, Suite 101	Harrisburg	PA
International Downtown Association (IDA)	David Downey	(202) 624-7111	1025 Thomas Jefferson Street, NW, Suite 500W	Washington	DC
Pennsylvania League of Cities and Municipalities (PLCM)	Richard J. Schuettler	(717) 236-9469	414 N. Second St.	Harrisburg	PA
Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA)	Frank Aggazio	(412) 402-2450	625 Stanwix Street, 12th Floor	Pittsburgh	PA
American Institute of Architects (AIA)	Jeffery Potter	(202) 626-7300	1735 New York Ave., NW	Washington	DC
American Planning Association (APA)	Paul Farmer	(202) 872-0611	1030 15th St., NW, Suite 750 West	Washington	DC
American Planning Association (APA)	Lyanne Dupra	(703) 647-6242	1030 15th St., NW, Suite 750 West	Washington	DC
Pennsylvania Planning Association (PPA)	Sara Galbraithi	(717) 760-0351	587 James Drive	Harrisburg	PA
Pennsylvania State Association of Boroughs (PSAB)	Jeffrey Heishman	(717) 236-9526	2941 North Front Street	Harrisburg	PA
Pennsylvania State Association of Boroughs (PSAB)	Courtney Accurti	(717) 236-9526	2941 North Front Street	Harrisburg	PA
Pennsylvania State Association of Boroughs (PSAB)	Thomas A. Klaum	(717) 236-9526	2941 North Front Street	Harrisburg	PA



## **MARKET PROFILE**

See attached Market Profile.

## REQUEST FOR QUALIFIED SUBMISSIONS (RFQS)

April 12, 2012

Dauphin County Office of Community & Economic Development  
112 Market Street, 7th Floor  
Harrisburg, PA 17101

Attention Respondents:

Your firm is hereby invited to submit a formal response to the Dauphin County Redevelopment Authority (hereinafter "Dauphin County RDA") Request for Qualified Submissions (RFQS) for the Adams Street Redevelopment Project (hereinafter "Project") described within. A successful respondent (or respondent team) will be selected by the Dauphin County RDA as a result of this process.

All questions related to this RFQS must be submitted in writing to Mr. George Connor by e-mail at [gconnor@dauphinc.org](mailto:gconnor@dauphinc.org). The deadline for receiving written inquiries shall be on or before 4:00 p.m., Thursday, June 7, 2012.

A mandatory pre-submittal meeting will be held at 10:00 a.m. on Thursday, June 14, 2012, at the project site. The purpose of this mandatory pre-submittal meeting is to provide potential respondents with detailed information regarding the project and to address questions and concerns. At least one person from the respondent team must attend.

One (1) original, one (1) electronic, and five (5) copies of your submission (with all attachments) must be received by the Dauphin County RDA at the following address on or before 4:00 p.m., Friday, July 13, 2012. Telecopied/faxed proposals will not be accepted.

George Connor, Deputy Director  
Dauphin County Office of Community & Economic Development  
112 Market Street, 7th Floor  
Harrisburg, PA 17101

The Dauphin County RDA will make the final selection of the developer or team of developers to perform the proposed services. The Dauphin County RDA reserves the right to cancel any and all solicitations and to accept or reject, in whole or in part, any and all proposals when it is in the best interest of the Dauphin County RDA.

Addendums to the RFQS, outlining additional development opportunities that will be components of or complementary to the Adams Street Redevelopment, will be forwarded to all potential respondents via e-mail. To ensure receipt of all addendums to this RFQS, respondents should register an email address with George Connor, Deputy Director of the Dauphin County Office of Community & Economic Development at [gconnor@dauphinc.org](mailto:gconnor@dauphinc.org) and the information will be added to the appropriate distribution list.

## INTRODUCTION

The Dauphin County RDA is requesting qualified submissions from experienced development companies for the redevelopment of several consolidated lots collectively described as the Adams Street Redevelopment site in the Borough of Steelton, Pennsylvania.

## ABOUT THE SITE

In 2011, the Dauphin County Office of Community and Economic Development undertook a redevelopment planning process to respond to existing countywide community and economic development needs and proactively position itself to capitalize on emerging and future opportunities. This process resulted in the creation of a Comprehensive and Strategic Redevelopment Plan that will serve as a catalyst for the repositioning of critical underutilized sites to revitalize and stabilize communities, satisfy market demands, and encourage additional investment and growth throughout the County.

To accomplish this, a key component of the planning process was the identification, acquisition, and future redevelopment of key vacant and underutilized sites throughout the County. Sites were identified through public outreach and input from community leaders and municipal officials and were ranked and prioritized based on their potential to create an immediate and positive community impact.

Identified and prioritized during the above-mentioned redevelopment planning process, several parcels along Adams Street in Steelton Borough, Pennsylvania, have been acquired by the Dauphin County RDA and consolidated into 11 lots (see Table 3 Below) comprising the Adams Street Redevelopment site. Dauphin County intends to solicit the services of a capable developer to construct ten (10) single-family, attached dwellings on the southern ten (10) lots of the .963-acre project site. To comply with Community Development Block Grant (CDBG) requirements, six (6) of the ten (10) proposed dwelling units must be accessible to individuals of low to moderate income as defined by the U.S. Department of Housing and Urban Development (HUD) and the project area's median income (See Table 2 below). The project site has recently undergone considerable improvements including the complete clearance of all buildings and impediments and the construction of a new off-site retaining wall. The Borough of Steelton intends to deed the new retaining wall to the selected developer but will retain the maintenance obligation in perpetuity, thus providing an additional incentive for private development.

Redevelopment of the site is facilitated by conditions beneficial to potential developers and suitable for the proposed use including:

- A fully cleared site
- Newly constructed retaining wall to be maintained by the Borough of Steelton
- Zoning as a Traditional Neighborhood District (R-3)
- Positioning outside of the 100-year floodplain
- Service by public sewer (Borough of Steelton) and public water (Steelton Borough Authority)

A Final Subdivision and Land Development Plan for Townhome Redevelopment of the Adams Street site has been submitted for approval to both Dauphin County and the Borough of Steelton and is attached as Exhibit A of this RFQS.



**Table 1: Area Characteristics**

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	31,625	141,521	278,854
Households	11,788	61,331	121,997
Median Household Income	\$37,384	\$47,664	\$56,696
Per Capita Income	\$18,737	\$25,325	\$25,661
Median Age	33.7	39.5	40.7

**Table 2: HUD Income Qualifications**

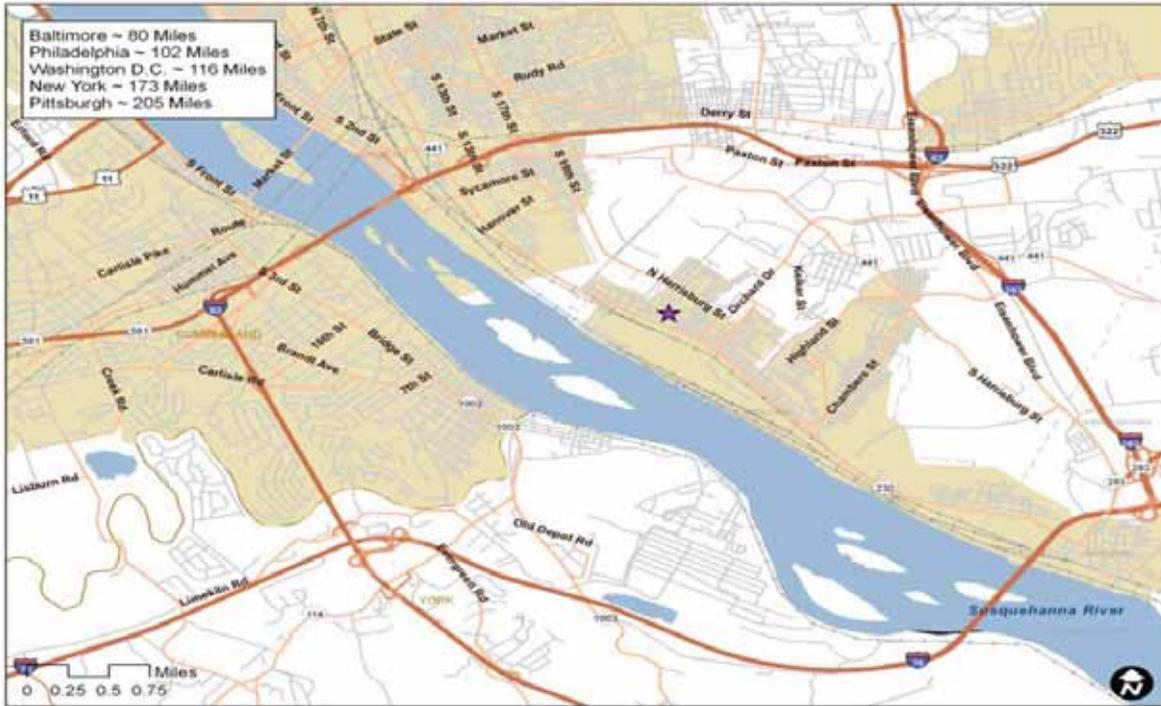
Household Size	Maximum Income
1	\$41,200
2	\$47,050
3	\$52,950
4	\$58,800
5	\$63,550
6	\$68,250
7	\$72,950
8	\$77,650

**Table 3: Consolidated Project Parcels**

Property	Tax Code	Zoning	Acreage	Current Use
109 Adams Street	59-008-035 59-008-036	Residential	.02	Building Lot
111 Adams Street	59-008-037	Residential	.02	Building Lot
113 Adams Street	59-008-038 59-008-039	Residential	.02 .02	Building Lot
115 Adams Street	59-008-040 59-008-041	Residential	.02 .04	Building Lot
119 Adams Street	59-008-042 59-008-043	Residential	.02 .02	Building Lot
121 Adams Street	59-008-044	Residential	.02	Building Lot
123 Adams Street	59-008-045 59-008-046	Residential	.02 .01	Building Lot
125 Adams Street	59-008-047	Residential	.04	Building Lot
127 Adams Street	59-008-048	Residential	.03	Building Lot
129 Adams Street	59-008-049	Residential	.04	Building Lot
133 Adams Street	59-008-050 59-008-051	Residential	.05 .02	Building Lot Parking Lot/Garage



## SITE LOCATION



Source: Google Maps

The Adams Street Redevelopment Project is prominently situated as follows:

- Within three (3) miles southeast of downtown Harrisburg, PA
- Within two (2) miles of Interstate 83 (I-83) access
- Within three (3) miles of the Pennsylvania Turnpike (I-76)
- Within one (1) mile of Steelton-Highspire elementary and high schools
- Within four (4) miles of the Harrisburg International Airport

## VISIONS AND CONCEPTS

The Dauphin County RDA encourages respondents to be creative in their responses while taking into consideration the surrounding land uses, the requirements of the CDBG program, and the redevelopment goals set forth by Dauphin County. In addition, candidates should give consideration to the following elements when developing their submission:

- A minimum bid price of \$100,000
- At least 51%, or six of the ten townhomes must initially be owned and occupied by qualified moderate to low income families (an eight person income of not more than \$77,650.00 to a one person family income of not more than \$41,200.00)
- Each townhome built pursuant to the Adams Street Subdivision and Land Development Plan (Plan) must be occupied by the owner of the fee simple or equitable title (not a lease-hold interest) or a member of such owner's family (a person related to the owner by blood, adoption, or marriage); this provision shall be a restrictive covenant running with the land and shall be placed on any deed conveying any of the lots established by this plan
- None of the lots set forth in the plan may be used at any time for the following purposes:
  - a. Commercial daycare operation, daycare center or nursery school
  - b. Hair or beauty salon
  - c. Dog grooming
- Consistency with the Borough's Comprehensive Plan, Zoning Ordinance, planning and permitting documentation, and Subdivision and Land Development Plan (Exhibit A)
- Market-driven and sustainable
- Compliant with CDBG requirements
- Complement the existing architecture, scale, buildings, and neighborhoods
- Provide connectivity to the surrounding neighborhoods
- Provide flexibility to meet the parking needs
- Incorporate high-quality, residential infill development principles
- Demonstrate a strong ability to deliver financing for the project from design to completion
- Provide sidewalk and streetscaping improvements that complement the design and scale of the site and neighborhood
- Stormwater Management: Site development will ensure positive drainage away from buildings for all natural and paved areas. Best management practices noted in the Borough's ordinance as well as in the Pennsylvania Department of Environmental Protection's (PA DEP) regulations should be utilized to ensure the management of stormwater on the redevelopment site in the most effective and environmentally cautious manner.

## SELECTION OF DEVELOPER OR DEVELOPMENT TEAM

The purpose of this RFQS is to identify, select, and engage a qualified and capable developer or team of developers to provide the implementation of the Adams Street Redevelopment Project through site master planning, preliminary and final design, and construction of an associated private development.

This RFQS provides information necessary for developers and subconsultants (if required) to develop qualified submissions for the design of a master concept plan involving real estate development and necessary parking accommodation within the geographic limitations of the Adams Street site identified in Exhibit A. The objective of this RFQS is for the Dauphin County RDA to select a real estate developer or development team (including subconsultants, if required) that is most qualified to plan and design the project with consideration of the overall project goals. The selected firm will be required to prepare and complete a comprehensive set of documents for approval by the Dauphin County RDA.

The successful respondent will demonstrate the ability to complete the Developer Responsibilities, outlined in Exhibit B (attached), in a manner acceptable to the Dauphin County RDA. This involves a strong demonstration of previous master planning and residential development experience. The Dauphin County RDA is open to creative suggestions for how to achieve its reuse planning goals. The Dauphin County RDA will rank the respondents and attempt to negotiate a binding contract for the Developer Responsibilities with the top-ranked respondent promptly after the proposal submittal date. If an agreement cannot be reached, the Dauphin County RDA will attempt to negotiate with the next-highest-ranked respondent. This process will continue until a respondent has been selected and a binding contract for the Developer Responsibilities has been successfully negotiated. It is anticipated that the contract will include an agreed-upon date of delivery by the Dauphin County RDA and the selected developer.

## SUBMISSION REQUIREMENTS

### DEADLINE

One (1) original, one (1) electronic, and five (5) copies of the submission (with all attachments) must be received by the Dauphin County RDA at the following address on or before 4:00 p.m. on July 13, 2012. Telecopied/faxed proposals will not be accepted.

George Connor, Deputy Director  
Dauphin County Office of Community and Economic Development  
112 Market Street, 7th Floor  
Harrisburg, PA 17101

## SELECTION PROCESS TIMELINE

Solicitation Issue Date:	May 14, 2012
Deadline for Questions:	June 7, 2012
Mandatory Pre-submittal Meeting:	June 14, 2012, @ 10:00 a.m.
Submission Deadline:	July 13, 2012
Selection of Shortlist of Respondents:	July 27, 2012
Shortlist Interviews:	August 3, 2012
Selected Developer Announcement:	August 10, 2012

The Dauphin County RDA reserves the right to modify this schedule as needed. The Dauphin County RDA reserves the right to reject all received bids. Incomplete submissions will be automatically rejected by the Dauphin County RDA.

## SUBMISSIONS

Submissions must include either one company or a joint venture with a lead development firm. The consulting team must include a developer or developers who demonstrate a strong portfolio of successfully delivered mixed-use real estate projects and have thorough experience in master planning real estate development activities. Subconsultants may be designated and utilized for work as outlined in proposals. The submission must contain the following:

### A. EXECUTIVE SUMMARY

In their submission, respondents must include an executive summary that includes a cover letter describing the firm(s) and acknowledging interest in the project. Include a primary contact person, address, e-mail, telephone number, and fax number.

### B. SUMMARY OF EXPERIENCE AND BACKGROUND\*

Submissions must include a complete description of your firm and its background, descriptions of any subconsultant firms, and your firm's experience in managing complex infill redevelopment projects. Submissions should include additional information that would differentiate your firm's unique qualifications from those of other development firms in terms of developing creative approaches to maximizing the utilization of the site while meeting the Dauphin County RDA's objectives for redevelopment.

*\*Submissions should not include stock marketing materials.*

### C. INTRODUCTION OF PROJECT TEAM

Respondents must include a description of the project team, highlighting key personnel and their differentiating characteristics and experience that will lend to meeting the Dauphin County RDA's goals and successful project delivery.

**D. DESCRIPTION OF CONCEPTUAL APPROACH AND METHODOLOGY**

Respondents must include an explanation of the conceptual approach and methodology that will be utilized to carry out the project's objectives. The description should identify the methods and approach for engaging the community, partners, and stakeholders in the planning and implementation of a high-quality, infill development plan, while complementing adjacent neighborhoods and businesses.

This section must also include a description of the approach for predevelopment activities and phasing, construction, and marketing. The description should convey the firm's understanding of the project and should include the application process for securing the necessary permits and development approvals including, but not limited to, the land development plan, building permits, and other related permits and approvals, as well as conformance with Act 2 requirements and procedures.

**E. SKETCHES, RENDERINGS, AND PRELIMINARY CONCEPT PLANS**

Sketches, renderings, and preliminary concept plans for the respondent's proposed design and facility must be provided. These should be prepared in a way that they can provide the Dauphin County RDA with a conceptual view of the firm's proposed project.

**F. FINANCIAL CAPABILITY**

Respondents must demonstrate the financial capability to plan, implement, and successfully complete the project. Respondents must provide the following:

1. The capability to secure capital for this project through internal capitalization and/or external financing
2. Description of financial resources immediately available for negotiation of development agreements, entitlements, and other approvals and predevelopment activities

*If short-listed, respondents will be required to provide the following:*

3. *References and contact information from at least two commercial lenders, two financial partners, and two major tenants*
4. *Separately and marked confidential, current audited financial statements of the respondent and principal participants in any business entity formed specifically for this project*
5. *A demonstration of the ability to provide assurance for project completion ( e.g., surety bond, letter of credit)*
6. *Identification and quantification of financial support required from the Dauphin County RDA, if any*

**G. TIMELINE AND SCHEDULE OF COMPLETION**

A detailed timeline and schedule of completion, including any necessary studies, permits, design, and construction phases, must be included in the submission.

**H. STATUS REPORTS TO THE DAUPHIN COUNTY RDA**

Respondents must include a description of how they will provide status reports and updates to the Dauphin County RDA during the design and construction processes.

**I. DEFINITION OF THE PROPOSED OWNERSHIP STRUCTURE**

Respondents shall provide a description of the proposed ownership structure for the resultant development. This should include a description of the principal participants in the ownership entities created for this project.

EXHIBIT A – FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR TOWNHOME  
REDEVELOPMENT – ADAMS STREET

## EXHIBIT B – DEVELOPER RESPONSIBILITIES

The following responsibilities shall be incorporated in the Dauphin County RDA's development agreement with the selected developer. These responsibilities include, but are not limited to, the following:

**A. MASTER PLAN**

The selected developer will be required to develop and implement a Master Plan for the project site.

**B. SAFETY AND ACCESS**

The selected developer must maintain consideration for the various modes of transit and transportation utilized by residents and visitors. Safety and ease of access for those walking, biking, or driving, and bus passengers, shall be a priority throughout the planning and implementation of the proposed development.

**C. APPROVALS AND PERMITTING**

The selected developer will be required to secure all necessary regulatory approvals and permits as needed to plan and implement the proposed development. In particular, the selected developer will need to comply with all relevant state building codes and Borough of Steelton municipal ordinances.

**D. FINANCING**

The selected developer will be responsible for securing all of the necessary capital to finance the project. This may include private funds, public funds, or any combination thereof. The entire cost of implementing the proposed development, including design, engineering, entitlements, and development costs, shall be the responsibility of the selected developer.

**E. CONSTRUCTION**

The selected developer will be responsible for the construction of all necessary on- and off-site infrastructure improvements, while maintaining compliance with all state and federal regulatory laws concerning labor-related issues such as prevailing wages. The cost of all infrastructure improvements, including but not limited to utilities expansion, road and building improvements, on-site landscaping, and fixture and equipment installation, will be incurred by the selected developer. In addition, the selected developer will be responsible for securing bonds for site improvements such as infrastructure, sidewalks, and landscaping, as well as bonds for the maintenance of these improvements for a period of no less than two years.

**F. DEVELOPMENT SCHEDULE**

The selected developer shall develop detailed schedules for all phases of the proposed development, including but not limited to planning, design, financing, and construction. The developer shall coordinate with all agencies, consultants, architects, engineers, and contractors when developing these schedules.

**G. COMMUNITY OUTREACH**

The selected developer will be required to proactively collaborate and cooperate with neighboring property owners, business owners, and elected officials. The selected developer shall devise a strategic outreach plan for obtaining community input and opening and maintaining lines of communication with the community for dispensing and receiving information. All media matters shall be directed to the designated Dauphin County RDA official.



# Market Profile

130 Adams St, Steelton  
 -76.8422186817555 40.2371499348543  
 Drive Time: 5, 10, 15 minutes

Prepared By Business Analyst Desktop  
 Latitude: 40.23715  
 Longitude: -76.842219

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
<b>Population Summary</b>			
2000 Total Population	31,625	141,521	278,854
2000 Group Quarters	2,074	5,754	12,121
2010 Total Population	31,664	141,082	290,500
2015 Total Population	31,824	141,643	296,435
2010-2015 Annual Rate	0.10%	0.08%	0.41%
<b>Household Summary</b>			
2000 Households	11,664	60,797	115,490
2000 Average Household Size	2.53	2.23	2.31
2010 Households	11,788	61,331	121,997
2010 Average Household Size	2.52	2.21	2.28
2015 Households	11,872	61,745	124,963
2015 Average Household Size	2.52	2.20	2.28
2010-2015 Annual Rate	0.14%	0.13%	0.48%
2000 Families	7,421	35,317	72,186
2000 Average Family Size	3.17	2.92	2.92
2010 Families	7,244	34,258	73,957
2010 Average Family Size	3.18	2.92	2.91
2015 Families	7,211	34,044	75,010
2015 Average Family Size	3.18	2.92	2.91
2010-2015 Annual Rate	-0.09%	-0.13%	0.28%
<b>Housing Unit Summary</b>			
2000 Housing Units	13,078	66,709	124,044
Owner Occupied Housing Units	46.0%	52.2%	59.8%
Renter Occupied Housing Units	42.8%	39.1%	33.4%
Vacant Housing Units	11.2%	8.8%	6.9%
2010 Housing Units	13,587	68,709	132,830
Owner Occupied Housing Units	43.7%	50.1%	58.4%
Renter Occupied Housing Units	43.0%	39.2%	33.5%
Vacant Housing Units	13.2%	10.7%	8.2%
2015 Housing Units	13,852	69,852	137,079
Owner Occupied Housing Units	42.8%	49.5%	58.0%
Renter Occupied Housing Units	42.9%	38.9%	33.1%
Vacant Housing Units	14.3%	11.6%	8.8%
<b>Median Household Income</b>			
2000	\$27,953	\$36,271	\$42,342
2010	\$37,384	\$47,664	\$56,696
2015	\$44,613	\$55,097	\$64,942
<b>Median Home Value</b>			
2000	\$62,015	\$91,047	\$103,705
2010	\$97,022	\$143,011	\$166,156
2015	\$120,973	\$179,482	\$206,768
<b>Per Capita Income</b>			
2000	\$14,656	\$20,490	\$22,805
2010	\$18,737	\$25,325	\$28,661
2015	\$21,569	\$28,858	\$32,526
<b>Median Age</b>			
2000	32.7	37.1	37.9
2010	33.7	39.5	40.7
2015	33.7	39.9	41.2

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population. Detail may not sum to totals due to rounding.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



# Market Profile

130 Adams St, Steelton  
 -76.8422186817555 40.2371499348543  
 Drive Time: 5, 10, 15 minutes

Prepared By Business Analyst Desktop  
 Latitude: 40.23715  
 Longitude: -76.842219

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
<b>2000 Households by Income</b>			
Household Income Base	11,681	60,960	115,707
<\$15,000	26.4%	17.0%	13.0%
\$15,000 - \$24,999	18.4%	15.7%	13.2%
\$25,000 - \$34,999	15.2%	15.5%	14.5%
\$35,000 - \$49,999	16.1%	18.0%	17.8%
\$50,000 - \$74,999	14.4%	18.4%	20.5%
\$75,000 - \$99,999	5.3%	8.2%	10.5%
\$100,000 - \$149,999	2.7%	5.1%	7.1%
\$150,000 - \$199,999	0.8%	1.0%	1.7%
\$200,000+	0.7%	1.2%	1.6%
Average Household Income	\$37,582	\$46,841	\$53,676
<b>2010 Households by Income</b>			
Household Income Base	11,787	61,330	121,996
<\$15,000	19.6%	11.8%	8.4%
\$15,000 - \$24,999	14.0%	11.7%	9.3%
\$25,000 - \$34,999	14.0%	12.7%	10.5%
\$35,000 - \$49,999	15.4%	16.2%	15.4%
\$50,000 - \$74,999	18.2%	21.0%	21.5%
\$75,000 - \$99,999	11.7%	16.3%	19.5%
\$100,000 - \$149,999	4.9%	7.2%	10.5%
\$150,000 - \$199,999	1.1%	1.6%	2.6%
\$200,000+	1.2%	1.6%	2.4%
Average Household Income	\$47,940	\$57,911	\$67,492
<b>2015 Households by Income</b>			
Household Income Base	11,871	61,746	124,963
<\$15,000	17.8%	10.4%	7.1%
\$15,000 - \$24,999	12.1%	9.7%	7.4%
\$25,000 - \$34,999	11.4%	10.0%	8.0%
\$35,000 - \$49,999	13.4%	13.0%	11.7%
\$50,000 - \$74,999	20.2%	22.8%	22.3%
\$75,000 - \$99,999	13.6%	18.1%	21.0%
\$100,000 - \$149,999	8.1%	11.5%	15.9%
\$150,000 - \$199,999	1.8%	2.4%	3.5%
\$200,000+	1.7%	2.1%	3.0%
Average Household Income	\$55,124	\$65,819	\$76,347
<b>2000 Owner Occupied Housing Units by Value</b>			
Total	6,116	34,787	73,975
<\$50,000	32.4%	14.4%	9.3%
\$50,000 - \$99,999	53.1%	45.2%	37.8%
\$100,000 - \$149,999	11.5%	27.7%	31.8%
\$150,000 - \$199,999	1.9%	8.0%	12.4%
\$200,000 - \$299,999	0.6%	3.2%	6.3%
\$300,000 - \$499,999	0.4%	1.1%	1.9%
\$500,000 - \$999,999	0.1%	0.3%	0.4%
\$1,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$69,740	\$101,790	\$118,912
<b>2000 Specified Renter Occupied Housing Units by Contract Rent</b>			
Total	5,513	26,045	41,304
With Cash Rent	96.8%	97.8%	97.5%
No Cash Rent	3.2%	2.2%	2.5%
Median Rent	\$378	\$467	\$493
Average Rent	\$358	\$454	\$487

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



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	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
<b>2000 Population by Age</b>			
Total	31,625	141,522	278,850
0 - 4	8.2%	6.5%	6.0%
5 - 9	8.4%	6.9%	6.7%
10 - 14	8.3%	6.7%	6.7%
15 - 24	14.0%	11.8%	11.6%
25 - 34	14.4%	14.8%	14.2%
35 - 44	15.1%	15.9%	16.3%
45 - 54	12.1%	13.9%	14.6%
55 - 64	7.3%	8.4%	8.9%
65 - 74	6.2%	7.6%	7.6%
75 - 84	4.5%	5.7%	5.5%
85 +	1.5%	1.9%	1.9%
18 +	70.6%	76.4%	76.8%
<b>2010 Population by Age</b>			
Total	31,663	141,083	290,497
0 - 4	8.3%	6.4%	5.9%
5 - 9	7.8%	6.2%	5.8%
10 - 14	7.1%	5.9%	5.9%
15 - 24	15.1%	13.0%	12.8%
25 - 34	13.2%	12.5%	12.2%
35 - 44	12.6%	13.5%	13.5%
45 - 54	13.2%	14.8%	15.3%
55 - 64	10.5%	12.4%	13.1%
65 - 74	6.2%	7.1%	7.4%
75 - 84	4.1%	5.4%	5.6%
85 +	2.0%	2.6%	2.6%
18 +	72.2%	77.7%	78.6%
<b>2015 Population by Age</b>			
Total	31,825	141,644	296,434
0 - 4	8.2%	6.3%	5.8%
5 - 9	7.8%	6.1%	5.8%
10 - 14	7.5%	6.0%	5.9%
15 - 24	14.1%	12.4%	12.1%
25 - 34	14.1%	13.5%	13.2%
35 - 44	11.6%	12.1%	12.2%
45 - 54	11.7%	13.5%	14.0%
55 - 64	11.4%	13.3%	13.7%
65 - 74	7.8%	9.2%	9.6%
75 - 84	3.9%	5.0%	5.2%
85 +	1.9%	2.6%	2.7%
18 +	72.5%	78.1%	79.1%
<b>2000 Population by Sex</b>			
Males	47.8%	47.9%	48.2%
Females	52.2%	52.1%	51.8%
<b>2010 Population by Sex</b>			
Males	47.8%	47.9%	48.2%
Females	52.2%	52.1%	51.8%
<b>2015 Population by Sex</b>			
Males	47.9%	48.0%	48.3%
Females	52.1%	52.0%	51.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



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<b>2000 Population by Race/Ethnicity</b>			
Total	31,626	141,520	278,855
White Alone	44.4%	65.8%	77.8%
Black Alone	41.2%	26.2%	16.0%
American Indian Alone	0.3%	0.2%	0.2%
Asian or Pacific Islander Alone	3.2%	2.3%	2.3%
Some Other Race Alone	7.4%	3.0%	1.9%
Two or More Races	3.6%	2.4%	1.8%
Hispanic Origin	14.2%	6.2%	4.1%
Diversity Index	72.2	55.6	41.8
<b>2010 Population by Race/Ethnicity</b>			
Total	31,664	141,082	290,499
White Alone	39.6%	61.4%	74.5%
Black Alone	41.1%	27.3%	16.6%
American Indian Alone	0.4%	0.3%	0.2%
Asian or Pacific Islander Alone	3.8%	3.2%	3.4%
Some Other Race Alone	10.6%	4.6%	2.9%
Two or More Races	4.4%	3.2%	2.5%
Hispanic Origin	20.4%	9.5%	6.4%
Diversity Index	77.9	62.5	48.6
<b>2015 Population by Race/Ethnicity</b>			
Total	31,826	141,643	296,435
White Alone	38.0%	59.5%	72.9%
Black Alone	40.8%	27.6%	16.9%
American Indian Alone	0.4%	0.3%	0.2%
Asian or Pacific Islander Alone	4.2%	3.7%	3.9%
Some Other Race Alone	11.8%	5.3%	3.3%
Two or More Races	4.8%	3.6%	2.8%
Hispanic Origin	23.2%	11.1%	7.5%
Diversity Index	79.9	65.3	51.7
<b>2000 Population 3+ by School Enrollment</b>			
Total	30,210	136,430	269,169
Enrolled in Nursery/Preschool	1.8%	1.6%	1.6%
Enrolled in Kindergarten	1.6%	1.4%	1.3%
Enrolled in Grade 1-8	15.0%	11.9%	11.4%
Enrolled in Grade 9-12	6.6%	5.3%	5.5%
Enrolled in College	2.1%	3.0%	3.4%
Enrolled in Grad/Prof School	0.4%	0.9%	1.0%
Not Enrolled in School	72.4%	76.0%	75.9%
<b>2010 Population 25+ by Educational Attainment</b>			
Total	19,524	96,614	202,447
Less Than 9th Grade	6.1%	3.4%	2.6%
9th to 12th Grade, No Diploma	16.1%	9.4%	7.3%
High School Graduate	44.0%	36.9%	34.5%
Some College, No Degree	16.9%	17.4%	16.9%
Associate Degree	5.8%	7.9%	8.5%
Bachelor's Degree	7.9%	16.5%	19.9%
Graduate/Professional Degree	3.3%	8.5%	10.4%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



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<b>2010 Population 15+ by Marital Status</b>			
Total	24,300	115,008	239,496
Never Married	42.2%	34.8%	29.8%
Married	38.7%	45.2%	52.2%
Widowed	7.2%	7.5%	6.8%
Divorced	11.8%	12.5%	11.2%
<b>2000 Population 16+ by Employment Status</b>			
Total	23,339	111,587	221,766
In Labor Force	57.5%	63.1%	64.7%
Civilian Employed	52.4%	59.5%	61.8%
Civilian Unemployed	5.1%	3.5%	2.7%
In Armed Forces	0.0%	0.2%	0.2%
Not In Labor Force	42.5%	36.9%	35.3%
<b>2010 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	84.4%	89.0%	91.0%
Civilian Unemployed	15.6%	11.0%	9.0%
<b>2015 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	86.8%	90.8%	92.5%
Civilian Unemployed	13.2%	9.2%	7.5%
<b>2000 Females 16+ by Employment Status and Age of Children</b>			
Total	12,389	58,985	116,388
Own Children < 6 Only	8.7%	7.1%	6.9%
Employed/in Armed Forces	4.8%	4.5%	4.6%
Unemployed	0.9%	0.4%	0.3%
Not in Labor Force	2.9%	2.1%	1.9%
Own Children <6 and 6-17 Only	6.2%	5.4%	5.1%
Employed/in Armed Forces	2.9%	3.2%	3.1%
Unemployed	1.1%	0.3%	0.2%
Not in Labor Force	2.3%	1.8%	1.8%
Own Children 6-17 Only	18.2%	15.3%	16.2%
Employed/in Armed Forces	12.7%	11.7%	12.7%
Unemployed	0.9%	0.5%	0.4%
Not in Labor Force	4.6%	3.1%	3.2%
No Own Children < 18	66.9%	72.2%	71.8%
Employed/in Armed Forces	29.9%	36.1%	36.9%
Unemployed	2.1%	1.8%	1.5%
Not in Labor Force	35.0%	34.3%	33.4%
<b>2010 Employed Population 16+ by Industry</b>			
Total	11,941	64,932	140,536
Agriculture/Mining	0.7%	0.5%	0.5%
Construction	4.4%	4.0%	4.2%
Manufacturing	5.6%	5.0%	5.2%
Wholesale Trade	3.0%	3.4%	3.7%
Retail Trade	10.3%	10.4%	10.9%
Transportation/Utilities	8.7%	6.5%	6.6%
Information	2.3%	2.4%	2.1%
Finance/Insurance/Real Estate	6.6%	9.1%	9.4%
Services	43.5%	42.3%	42.8%
Public Administration	14.9%	16.2%	14.5%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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<b>2010 Employed Population 16+ by Occupation</b>			
Total	11,940	64,932	140,531
White Collar	54.2%	65.2%	69.2%
Management/Business/Financial	10.5%	14.4%	15.7%
Professional	13.6%	21.2%	24.0%
Sales	9.0%	10.1%	10.6%
Administrative Support	21.1%	19.6%	19.0%
Services	22.3%	17.1%	14.8%
Blue Collar	23.5%	17.6%	16.1%
Farming/Forestry/Fishing	0.5%	0.3%	0.2%
Construction/Extraction	4.0%	3.3%	3.2%
Installation/Maintenance/Repair	3.5%	2.8%	2.8%
Production	4.8%	3.5%	3.2%
Transportation/Material Moving	10.6%	7.7%	6.7%
<b>2000 Workers 16+ by Means of Transportation to Work</b>			
Total	11,948	65,283	135,220
Drove Alone - Car, Truck, or Van	65.5%	75.1%	80.0%
Carpooled - Car, Truck, or Van	19.7%	13.4%	11.4%
Public Transportation	6.9%	4.1%	2.3%
Walked	5.3%	4.3%	3.2%
Other Means	1.4%	1.0%	0.8%
Worked at Home	1.3%	2.1%	2.4%
<b>2000 Workers 16+ by Travel Time to Work</b>			
Total	11,945	65,284	135,221
Did not Work at Home	98.7%	97.9%	97.6%
Less than 5 minutes	3.0%	2.9%	3.2%
5 to 9 minutes	10.8%	12.2%	11.6%
10 to 19 minutes	46.4%	45.7%	41.7%
20 to 24 minutes	17.7%	17.7%	19.5%
25 to 34 minutes	12.8%	12.1%	14.3%
35 to 44 minutes	1.8%	1.9%	2.2%
45 to 59 minutes	3.1%	2.2%	2.2%
60 to 89 minutes	1.9%	1.8%	1.6%
90 or more minutes	1.2%	1.3%	1.3%
Worked at Home	1.3%	2.1%	2.4%
Average Travel Time to Work (in min)	18.9	18.6	19.1
<b>2000 Households by Vehicles Available</b>			
Total	11,651	60,907	115,479
None	26.3%	15.5%	10.6%
1	42.7%	42.8%	38.9%
2	23.3%	32.1%	37.8%
3	5.9%	7.3%	9.9%
4	1.1%	1.6%	2.1%
5+	0.7%	0.6%	0.7%
Average Number of Vehicles Available	1.2	1.4	1.6

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



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<b>2000 Households by Type</b>			
Total	11,663	60,796	115,490
Family Households	63.6%	58.1%	62.5%
Married-couple Family	31.7%	38.4%	46.4%
With Related Children	14.9%	16.0%	19.7%
Other Family (No Spouse)	31.9%	19.7%	16.1%
With Related Children	23.9%	13.6%	10.9%
Nonfamily Households	36.4%	41.9%	37.5%
Householder Living Alone	30.8%	35.5%	31.6%
Householder Not Living Alone	5.6%	6.4%	5.9%
Households with Related Children	38.8%	29.6%	30.6%
Households with Persons 65+	23.9%	25.3%	24.4%
<b>2000 Households by Size</b>			
Total	11,664	60,797	115,490
1 Person Household	30.8%	35.5%	31.6%
2 Person Household	28.7%	32.1%	34.1%
3 Person Household	16.3%	14.5%	15.3%
4 Person Household	12.7%	10.5%	11.9%
5 Person Household	6.9%	4.6%	4.7%
6 Person Household	2.8%	1.7%	1.6%
7 + Person Household	1.9%	1.0%	0.8%
<b>2000 Households by Year Householder Moved In</b>			
Total	11,651	60,906	115,478
Moved in 1999 to March 2000	19.7%	19.7%	18.7%
Moved in 1995 to 1998	28.2%	27.1%	26.9%
Moved in 1990 to 1994	14.1%	15.4%	16.0%
Moved in 1980 to 1989	13.5%	14.1%	15.3%
Moved in 1970 to 1979	10.5%	9.8%	10.4%
Moved in 1969 or Earlier	14.1%	13.9%	12.8%
Median Year Householder Moved In	1994	1994	1994
<b>2000 Housing Units by Units in Structure</b>			
Total	13,049	66,782	124,046
1, Detached	26.3%	38.5%	48.3%
1, Attached	43.0%	25.9%	20.6%
2	7.3%	5.7%	4.2%
3 or 4	6.8%	7.8%	6.2%
5 to 9	4.0%	6.5%	6.5%
10 to 19	3.8%	6.3%	5.5%
20 +	8.4%	7.7%	6.2%
Mobile Home	0.4%	1.6%	2.4%
Other	0.0%	0.0%	0.0%
<b>2000 Housing Units by Year Structure Built</b>			
Total	13,047	66,779	124,048
1999 to March 2000	0.6%	0.5%	1.4%
1995 to 1998	2.3%	2.2%	4.9%
1990 to 1994	2.0%	3.3%	5.5%
1980 to 1989	3.0%	6.7%	10.7%
1970 to 1979	9.0%	12.7%	16.1%
1969 or Earlier	83.2%	74.7%	61.5%
Median Year Structure Built	1950	1955	1962

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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<b>Top 3 Tapestry Segments</b>			
1.	Rustbelt Traditions	Rustbelt Retirees	Old and Newcomers
2.	Simple Living	Old and Newcomers	Rustbelt Retirees
3.	City Dimensions	Great Expectations	Cozy and Comfortable
<b>2010 Consumer Spending</b>			
Apparel & Services: Total \$	\$14,199,209	\$87,506,603	\$200,487,184
Average Spent	\$1,204.50	\$1,426.79	\$1,643.38
Spending Potential Index	50	60	69
Computers & Accessories: Total \$	\$1,774,562	\$11,148,815	\$25,904,382
Average Spent	\$150.53	\$181.78	\$212.34
Spending Potential Index	68	83	96
Education: Total \$	\$10,730,011	\$66,263,589	\$153,018,071
Average Spent	\$910.21	\$1,080.42	\$1,254.28
Spending Potential Index	75	89	103
Entertainment/Recreation: Total \$	\$26,091,545	\$165,092,197	\$385,393,076
Average Spent	\$2,213.31	\$2,691.82	\$3,159.05
Spending Potential Index	69	84	98
Food at Home: Total \$	\$38,474,464	\$234,476,478	\$532,881,905
Average Spent	\$3,263.73	\$3,823.12	\$4,368.00
Spending Potential Index	73	85	98
Food Away from Home: Total \$	\$27,221,168	\$168,050,738	\$385,504,199
Average Spent	\$2,309.13	\$2,740.05	\$3,159.96
Spending Potential Index	72	85	98
Health Care: Total \$	\$31,276,299	\$195,874,204	\$449,987,817
Average Spent	\$2,653.12	\$3,193.71	\$3,688.53
Spending Potential Index	71	86	99
HH Furnishings & Equipment: Total \$	\$14,151,323	\$90,320,720	\$211,882,719
Average Spent	\$1,200.44	\$1,472.67	\$1,736.79
Spending Potential Index	58	72	84
Investments: Total \$	\$12,047,228	\$82,454,761	\$197,029,992
Average Spent	\$1,021.95	\$1,344.42	\$1,615.04
Spending Potential Index	59	77	93
Retail Goods: Total \$	\$193,486,091	\$1,209,642,696	\$2,804,335,872
Average Spent	\$16,413.15	\$19,723.14	\$22,986.99
Spending Potential Index	66	79	92
Shelter: Total \$	\$128,798,121	\$816,223,518	\$1,885,711,846
Average Spent	\$10,925.76	\$13,308.46	\$15,457.08
Spending Potential Index	69	84	98
TV/Video/Audio: Total \$	\$10,679,046	\$65,106,508	\$148,332,549
Average Spent	\$905.89	\$1,061.56	\$1,215.87
Spending Potential Index	73	85	98
Travel: Total \$	\$14,084,095	\$93,602,763	\$222,876,576
Average Spent	\$1,194.73	\$1,526.19	\$1,826.91
Spending Potential Index	63	81	97
Vehicle Maintenance & Repairs: Total \$	\$7,699,769	\$48,176,409	\$111,438,660
Average Spent	\$653.16	\$785.51	\$913.46
Spending Potential Index	69	83	97

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.