

**RESOLUTION NO. 4 OF 2017**

**A RESOLUTION OF THE BOROUGH OF PLYMOUTH, LUZERNE COUNTY, PENNSYLVANIA, HEREBY REQUESTS A TOTAL OF SIX HUNDRED SIXTY-ONE THOUSAND THREE HUNDRED TWENTY-NINE DOLLARS (\$661,329.00) FROM THE PENNSYLVANIA GAMING LOCAL SHARE ACCOUNT UNDER THE COMMONWEALTH FINANCING AUTHORITY FOR THE PURPOSE TO ACQUIRE AND DEMOLISH FOUR PROPERTIES LOCATED WITHIN THE BUSINESS DISTRICT OF THE BOROUGH TO PROVIDE AN IMPROVED EGRESS AND INGRESS TO THE MUNICIPAL PARKING LOT. THE APPLICANT DOES HEREBY DESIGNATE GARY KOCHINSKI, PRESIDENT OF COUNCIL, AS THE OFFICIAL TO EXECUTE ALL DOCUMENTS AND AGREEMENTS BETWEEN PLYMOUTH BOROUGH AND THE COMMONWEALTH FINANCING AUTHORITY TO FACILITATE AND ASSIST IN OBTAINING THE REQUESTED GRANT FOR THE IMPLEMENTATION OF STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES.**

**WHEREAS**, the Borough is desirous of applying for six hundred sixty-one thousand three hundred twenty-nine dollars (\$661,329.00) from the Gaming Local Share for improvements as hereinafter set fourth,

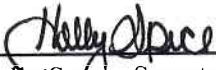
NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:


Be it RESOLVED, that the Borough of Plymouth of Luzerne County, hereby requests a total of six hundred sixty-one thousand three hundred twenty-nine dollars (\$661,329.00) from the Pennsylvania Gaming Local Share Account under the Commonwealth Financing Authority of the Commonwealth of Pennsylvania to be used to improve the egress and ingress of the Municipal Parking lot, 45-47 East Main Street, Plymouth, Pennsylvania, which will improve the quality of life for business owners, customers and residents of the Borough of Plymouth, Pennsylvania.

Be it Further Resolved, that the President of the Plymouth Borough Council is authorized to submit an application for said grant and forward the \$100.00 non-refundable application fee with said application. In addition, the President of Council is authorized to utilize the Borough Engineer to assist in the preparation of the application.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Gary Kochinski, President of Plymouth Borough Council as the official to execute all documents and agreements between Plymouth Borough and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant and the Borough Secretary to attest to his signature whenever necessary.

Adopted at a special meeting of the Plymouth Borough Council, Luzerne County, Pennsylvania, held on the 21<sup>st</sup> day of December, 2017.

  
\_\_\_\_\_  
Holly Spege, Secretary  
Plymouth Borough (seal)

  
\_\_\_\_\_  
Gary Kochinski, President of Council  
Plymouth Borough

**CERTIFICATION**

I, Holly Spece, duly qualified Secretary of Plymouth Borough, Luzerne County, Pennsylvania, hereby certifies that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Plymouth Borough Council at a special meeting held December 21, 2017 and said Resolution has been recorded in the minutes of Plymouth Borough and remains in effect as of this date.

DATED: December 21, 2017

Holly Spece  
Holly Spece, Secretary  
Plymouth Borough



Agency: Pennsylvania Department of Community and Economic Development  
Applicant: PLYMOUTH BOROUGH  
Web Application #: 8119298  
Company: PLYMOUTH BOROUGH  
Program: Local Share Account Fund (Gaming Funds) Luzerne County  
Program Fact Sheet Program Guidelines

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## Project Overview

Project Name: ◆

Downtown Plymouth Redevelopment-Phase II

Is this project related to another previously submitted project?

Yes ▼

If yes, indicate previous project name:

DOWNTOWN PLYMOUTH REDEVELOPMENT-PHASE II

Have you contacted anyone at DCED about your project?

Yes ▼

If yes, indicate who:

Dara Bostic and Mandy Book

Is your community certified through Sustainable Pennsylvania?

No ▼

If yes, what level:

☐ Bronze ☐ Silver ☐ Gold ☐ Platinum

Are you interested in applying for multiple funding sources for this project?

You are only permitted to apply for one program per application. By answering "Yes", you will be given the ability to apply for an additional program on the Certification page after this application has been submitted.

No ▼

How many Site Locations are involved in the project?

Please note that decreasing the number of Site Locations in this section will remove the highest numbered site(s). If you wish to remove a specific Site Location from the project, please see the Project Site section of the application.

4 ▼

Continue



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## Project Narrative

Adequate answers to the Project Narrative questions below are required; a minimum of 100 characters has been established for each answer. Uploaded attachments or mailed documents are no longer permitted in this section of the application. If a more detailed narrative is required for the Program selected, instructions will either be provided in the Program Addenda section or the Program Guidelines.

### What do you plan to accomplish with this project? ♦

Identify the problem(s) that need to be resolved.

THE DOWNTOWN MAIN STREET AREA NEEDS VACANT AND BLIGHTED PROPERTIES TO BE REMOVED TO PROVIDE FUTURE OPPORTUNITIES FOR ECONOMIC GROWTH. IF PLYMOUTH BOROUGH IS AWARDED, THEY WILL ACQUIRE AND DEMOLISH FOUR PROPERTIES THAT SURROUND THE MUNICIPAL PARKING LOT. PLYMOUTH BOROUGH'S MAIN STREET HAS SEEN A STEADY DECLINE OF BUSINESSES AND PROPERTY VALUES AND IT IS NEGATIVELY IMPACTING THE GENERAL QUALITY OF LIFE OF THE RESIDENTS AND BUSINESSES OF THIS AREA. PLYMOUTH BOROUGH HAS TAKEN ACTION AGAINST BLIGHT ALONG MAIN STREET AND ARE CURRENTLY IN THE PROCESS OF CONDEMNING AND ACQUIRING 111-113 EAST MAIN STREET, PLYMOUTH, PENNSYLVANIA.

### How do you plan to accomplish it? ♦

Include expected outcomes that are measurable, obtainable, clear and understandable, and valid. Examples of measurable outcomes include jobs created or retained, people trained, land or building acquired, housing units renovated or built, etc.

IF PLYMOUTH BOROUGH IS AWARDED THE GAMING FUNDS, PHASE II WOULD CONSIST OF THE ACQUISITION OF 19 ENO STREET, 43 EAST MAIN STREET, 50 1/2 CHURCH STREET, AND 76 CHURCH STREET WHICH ARE ADJACENT TO THE MUNICIPAL PARKING LOT. THE PROPERTIES WILL BE ACQUIRED AND DEMOLISHED FOR FUTURE IMPROVEMENTS AND POSSIBLE ECONOMIC OPPORTUNITIES. THE PROPOSED FUTURE IMPROVEMENTS WILL CONSIST OF INFRASTRUCTURE ENHANCEMENTS THAT WILL EXPAND THE PARKING LOT TO THE NEWLY ACQUIRED LIMITS. PROPOSED UPGRADES TO COMMERCIAL ALLEY AND THE DRIVEWAY TO ROUTE 11 WILL IMPROVE CIRCULATION OF THE INGRESS AND EGRESS OF THE MUNICIPAL PARKING LOT. THE CONSTRUCTION OF A DECORATIVE WALL AND ENTRANCE ARCH WILL IMPROVE THE ARCHITECTURE OF THE DOWNTOWN AND BE AESTHETICALLY PLEASING.

### How do you plan to use the funds? ♦

Should include specific use of funds and reflect the budget provided with the application.

THE TOTAL COST OF PROPERTY ACQUISITION IS FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00). THE TOTAL COST TO DEMOLISH ALL FOUR PROPERTIES IS SEVENTY-EIGHT THOUSAND DOLLARS (\$78,000.00). THE TOTAL COST FOR DRIVEWAY IMPROVEMENTS IS ONE HUNDRED TWENTY-FOUR THOUSAND SEVEN HUNDRED DOLLARS (\$124,700.00). THE TOTAL CONTINGENCY COST IS TEN THOUSAND ONE HUNDRED THIRTY-FIVE DOLLARS (\$10,135.00). THE TOTAL ESTIMATED ENGINEERING COST IS TWENTY-ONE THOUSAND FOUR HUNDRED SIXTY-FIVE DOLLARS (\$21,465.00). THE TOTAL ADMINISTRATION COST IS NINETEEN THOUSAND AND TWENTY-FOUR DOLLARS (\$19,024.00). REQUIRED ASBESTOS COSTS ARE ESTIMATED TO COST EIGHT THOUSAND DOLLARS (\$8,000.00). TOTAL PROJECT IS ESTIMATED TO COST SIX HUNDRED SIXTY-ONE THOUSAND THREE HUNDRED TWENTY-NINE DOLLARS (\$661,329.00).

### Projected Schedule and Key Milestones and Dates

A detailed schedule of activities, including key milestones and dates, must accompany this application if applicable to the project.

IN DECEMBER OF 2017, PLYMOUTH BOROUGH WILL SUBMIT THE APPLICATION TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT. IF AWARDED, AGREEMENTS OF SALE WILL BE EXECUTED AND NOTICE WILL BE PROVIDED TO THE ENGINEER TO SECURE ENVIRONMENTAL CLEARANCES AND PREPARE DEMOLITION SPECIFICATIONS FOR THE IMMEDIATE REMOVAL OF THESE STRUCTURES. PAVING WILL BE COMPLETED IN ORDER TO UTILIZE THE INDICATED AREAS FOR PARKING. IF FUNDED, THE ANTICIPATED TIME TO COMPLETE THIS PHASE OF THE PROJECT WOULD BE EIGHTEEN TO TWENTY MONTHS FROM APPROVAL OF THIS APPLICATION SUBMISSION.

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Commonwealth of Pennsylvania, Department of Community and Economic Development (DCED)  
Single Application for Assistance, Version Release 5.7.0.8



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## Program Budget

Please see the Help section for details on how to complete the Program Budget.

[Spreadsheet](#)
[Basis of Cost](#)

### Budget Spreadsheet ♦

The first column indicates the amount of funding you are requesting from DCED. After completing the budget, please complete the Basis of Cost tab. Included is a Budget Narrative where you can provide a more detailed description of specific line items.

Add funding source		Local Share Account Fund (Gaming Funds) Luzerne County	Total
Please Select a Category ▼			
Add Category			
Acquisition - Collapse		\$400,000.00	
Buildings	Remove	\$400,000.00	\$400,000.00
General Construction - Collapse		\$124,700.00	
Renovations	Remove	\$124,700.00	\$124,700.00
Infrastructure / Site Preparation - Collapse		\$78,000.00	
Demolition	Remove	\$78,000.00	\$78,000.00
Related Costs - Collapse		\$39,600.00	
Engineering	Remove	\$21,465.00	\$21,465.00
Environmental Assessment	Remove	\$8,000.00	\$8,000.00
Contingencies	Remove	\$10,135.00	\$10,135.00
Miscellaneous - Collapse		\$19,029.00	
Administration Edit	Remove	\$19,029.00	\$19,029.00
Total		\$661,329.00	
		Budget Total:	\$661,329.00

[Continue](#)



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Spreadsheet

Basis of Cost

### Basis of Cost ♦

Provide the basis for calculating the costs that are identified in the Project Budget.

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Appraisals         | <input type="checkbox"/> Bids/Quotations      |
| <input type="checkbox"/> Budget Justification          | <input type="checkbox"/> Contractor Estimates |
| <input checked="" type="checkbox"/> Engineer Estimates | <input type="checkbox"/> Sales Agreements     |

### Budget Narrative ♦

The narrative must specifically address each of the cost items identified in the Budget Spreadsheet.

PLYMOUTH BOROUGH'S PHASE II DOWNTOWN REDEVELOPMENT PROJECT IS ESTIMATED TO COST A TOTAL OF SIX HUNDRED SIXTY-ONE THOUSAND THREE HUNDRED TWENTY-NINE DOLLARS (\$661,329.00). THE ACQUISITIONS OF 19 ENO STREET, 43 EAST MAIN STREET, 50 ½ CHURCH STREET, AND 76 CHURCH STREET ARE ESTIMATED TO COST FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00). ADMINISTRATION COSTS ARE BASED UPON THREE PERCENT (3%) OF THE ACQUISITION COSTS IN THE AMOUNT OF TWELVE THOUSAND DOLLARS (\$12,000.00). THE DEMOLITION OF THE FOUR PROPERTIES ARE ESTIMATED TO COST SEVENTY-EIGHT THOUSAND DOLLARS (\$78,000.00). DEMOLITION CONTINGENCIES ARE BASED UPON FIVE PERCENT (5%) OF THE DEMOLITION COST IN THE AMOUNT OF THREE THOUSAND NINE HUNDRED DOLLARS (\$3,900.00). ENGINEERING COSTS ARE IN THE AMOUNT OF SEVEN THOUSAND DOLLARS (\$7,000.00). ADMINISTRATION COST IS BASED UPON THREE PERCENT (3%) OF THE DEMOLITION COST, CONTINGENCY COST, AND ENGINEER COST IN THE AMOUNT OF TWO THOUSAND SIX HUNDRED SIXTY-SEVEN DOLLARS (\$2,667.00). REQUIRED ASBESTOS REPORTS ARE ESTIMATED TO COST EIGHT THOUSAND DOLLARS (\$8,000.00). THE DRIVEWAY IMPROVEMENTS ARE ESTIMATED TO COST ONE HUNDRED TWENTY-FOUR THOUSAND SEVEN HUNDRED DOLLARS (\$124,700.00). CONTINGENCIES FOR DRIVEWAY IMPROVEMENTS ARE BASED UPON FIVE PERCENT (5%) OF THE ESTIMATED DRIVEWAY IMPROVEMENT COST IN THE AMOUNT OF SIX THOUSAND TWO HUNDRED THIRTY-FIVE DOLLARS (\$6,235.00). ENGINEERING COSTS ARE IN THE AMOUNT OF FOURTEEN THOUSAND FOUR HUNDRED SIXTY-FIVE DOLLARS (\$14,465.00). ADMINISTRATION COST IS BASED UPON THREE PERCENT OF (3%) OF THE DEMOLITION COST, CONTINGENCY COST, AND ENGINEER COST IN THE AMOUNT OF FOUR THOUSAND THREE HUNDRED SIXTY-TWO DOLLARS (\$4,362.00).

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## Program Addenda

Below are additional application requirements specific to the program you selected. If you are having problems completing the Program Addenda because your organization or project do not meet the requirements listed below, please try changing your program.

In addition to the Single Application, the Applicant shall submit the following list of items. All items marked with a red diamond are required to be uploaded to the application. The items that are not required should be uploaded if they are applicable to the project.

1. Provide a description of the project which discusses all of the following: (a) a detailed project description to include specific project activities and expected results; (b) the specific location of the project site; (c) whether the proposed project is consistent with an existing regional, county, or local comprehensive plan; (d) whether the proposed project has been identified as a priority investment in a local or regional economic development plan or strategy; (e) the anticipated employment, investment, and/or community impact of the project; (f) if a difference exists, the historical and proposed use of the project site; and (g) if applicable, the experience of the developer to include a discussion of previously completed projects. ♦

### Upload Files

Click "Browse" to select a file. Each file can be no larger than 30MB.

1 Addenda 17.pdf View Delete

File 1 Choose File No file chosen

2. A projected schedule and detailed timeline for the project; ♦

### Upload Files

Click "Browse" to select a file. Each file can be no larger than 30MB.

2 Addenda.pdf View Delete

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3. A budget accompanied by a description of the basis of costs for the project and sources of funding; ♦

### Upload Files

Click "Browse" to select a file. Each file can be no larger than 30MB.

3 Addenda.pdf View Delete

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4. Copies of signed bids/quotations, contractor estimates, sales agreements, or engineer estimates verifying project costs. Bids should be current and dated; ♦

### Upload Files



Click "Browse" to select a file. Each file can be no larger than 30MB.

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5. Evidence of conformity of the project with local and regional comprehensive plans and zoning (in the form of a letter from the applicable planning/zoning office), if applicable;

#### Upload Files

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6. A letter of support for the project from the affected community;

#### Upload Files

Click "Browse" to select a file. Each file can be no larger than 30MB.

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7. Provide a resolution duly adopted by the applicant's governing board formally requesting the grant, designating an official to execute all documents, describing briefly the project scope, and identifying the grant amount; ◆

#### Upload Files

Click "Browse" to select a file. Each file can be no larger than 30MB.

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8. Copies of funding commitment letters from all other project funding sources, if applicable; and

#### Upload Files

Click "Browse" to select a file. Each file can be no larger than 30MB.

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9. Copy of the Applicant's and/or project user's latest financials.

Once submitted, please print one (1) copy of the completed application, to include all required and additional applicable supplemental information, and send via US Mail. Please reference the Application ID number on all mailed documents. ◆

#### Upload Files

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8 Addenda.pdf View Delete

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## Application Certification

**The following sections are incomplete.** All required fields marked with a red diamond (◆) must be completed before you are able to submit this application:

Program Addenda

- Question 7 has not been uploaded.

Your application is automatically saved as you work. Feel free to exit this application and return at a later time.

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