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Jordan D. Cunningham  
(1951-2022)

IRS No. 23-2274135

Street Address:  
2320 North Second Street  
Harrisburg, PA 17110

Sender's Email  
[rec@cclawpc.com](mailto:rec@cclawpc.com)

June 8, 2023

**VIA ELECTRONIC MAIL ([bgotshall@lowerpaxton-pa.gov](mailto:bgotshall@lowerpaxton-pa.gov))**

**HAND DELIVERY**

Bradley Gotshall, Township Supervisor  
Lower Paxton Township  
425 Prince Street  
Harrisburg, PA 17109

**RE: Linglestown Baseball Association  
Local Share Municipal Grant Application**

Dear Mr. Gotshall:

Enclosed is an Application from the Linglestown Baseball Association for the Local Share Municipal Grant for 2023-24.

Please process this Application. We will attend the Tuesday, June 13, 2023 7:00 p.m. meeting of the Board of Supervisors to provide our presentation on this Project.

Please note that the Linglestown Baseball Association appreciates the prior approval of our requests for Grants under this Program, and look forward to working with the Board of Supervisors for the current year on a projection which we believe will greatly enhance the Township recreation facilities.

Sincerely yours,

**CUNNINGHAM, CHERNICOFF  
& WARSHAWSKY, PC**



Robert E. Chernicoff

REC/jmb  
Enclosure

c: Brett Bentz  
Rachelle Scott ([rscott@lowerpaxton-pa.gov](mailto:rscott@lowerpaxton-pa.gov))

**DAUPHIN COUNTY  
LOCAL SHARE MUNICIPAL GRANT PROGRAM**

**FY 2023-24 APPLICATION COVER PAGE**

**Applicant Name: Linglestown Baseball Association**

**Project Name: Dugout Project**

**Sponsor/Co-Applicant: Lower Paxton Township**

**Sponsor/Co-Applicant Contact:**

**Brief Project Description: New dugouts for three (3) fields at Koons Park, Lower Paxton Township, Dauphin County, Pennsylvania**

**Amount of Funding Request: \$125,000.00**

**Contact Person and Title: Robert E. Chernicoff, Secretary**

**Address: 2410 Toftree Drive, Harrisburg, PA 17112**

**Telephone: (717) 238-6570**

**Fax: (717) 238-4809**

**Contact Email Address: rec@cclawpc.com**

**LOCAL SHARE MUNICIPAL GRANT APPLICATION**  
**DAUPHIN COUNTY**  
**2023-24 GRANT CYCLE OF THE**  
**LINGLESTOWN BASEBALL ASSOCIATION**

**B. A Description of the Project and the Need, Objective and Expected Outcome of The Project**

The Project is proposed to provide dugouts for three (3) baseball fields located at Koons Park, Lower Paxton Township, Dauphin County, Pennsylvania (“Koons Park”). Each of these fields is utilized by the Linglestown Baseball Association (“LBA”) for its recreational sports activities. The LBA has been providing community services since the mid-1950’s. Presently there are approximately 400 youths participating in the LBA activities. Koons Park serves Lower Paxton Township in Dauphin County. This Township has over 50,000 residents.

Attached hereto as Exhibit “1” is the scope of the Project. The Project is part of the overall rehabilitation and renovations to Koons Park in Lower Paxton Township being conducted by LBA, with the assistance of Lower Paxton Township. As part of the Project, LBA received a Local Share Municipal Grant during the 2020-21 cycle in the amount of \$68,500.00. This enabled LBA to provide new fencing and backstops for two (2) fields. Because LBA was not granted a sufficient amount of funds to do the other fields requested by LBA to receive new fencing, Lower Paxton Township was able to find funds to complete the fencing for a third field. All of the new fencing has been completed for the current summer season.

The Project requests two (2) dugouts for each of three (3) fields, for a total of six (6) dugouts. Some of the dugouts in the Project were constructed approximately 40 years ago. These fields serve youths beginning at age 6 up through 19 years of age.

The cost per dugout is approximately \$20,000.00. Two (2) dugouts are needed at each field for a total of \$40,000.00 per field. The Association received a grant in 2023 for \$10,000.00 under the Local Share Municipal Grant Application Program for the 2022-23 year. These funds have not yet been received. Notwithstanding the Grant of \$10,000.00 for 2022-23, \$125,000.00 is still requested for the Project. Materials and labor costs have increased and it is anticipated that even with the \$10,000.00, the additional \$120,000.00 is necessary.

As part of the Grant Application for the 2022-23 cycle, LBA requested funds for the dugouts at that time. Insufficient funds existed for the dugouts to be constructed in 2020, based upon the amount of the Grant provided by the County to LBA. Since 2020, when an initial request for funds occurred, costs have greatly increased based upon material costs

and construction costs. In 2020, a Grant was provided which enabled new fencing to be constructed by LBA at Koons Park. These higher costs are believed to justify the necessity of this request being over the normal threshold for a non-Municipal Grant.

LBA will be providing approximately 10-20% of the total cost by providing services in kind doing landscaping and the placing of stone, as well as buying stone and other landscaping materials. LBA will also take part in some of the demolition of the existing dugouts.

The Township, at this time, is unable to provide assistance. Nonetheless, LBA is complying with all Township Code requirements for Koons Park. As part of the Township requirements, the dugouts must be constructed of block with specific roofing as set forth in the estimate which is attached hereto as Exhibit "3". These Township requirements increase the cost of the Project.

When the fencing project was completed for the two fields at Koons Park for LBA, LBA did all of the demolition through volunteer services. This was an extensive project involving parents, volunteers and high school volunteers. This effort resulted in a large cost savings of approximately \$20,000.00.

The current dugout project will be done as set forth above in accordance with the Lower Paxton Township Codes and in accordance with its overall Recreational Plan.

The dugouts are in a condition such that replacement is more cost effective and safer than any alternative. In the past, the LBA has been able to do various repairs to the dugouts at two (2) of the fields, however, it has become more cost effective and safer to replace the dugouts as they are in a current condition which does not allow for continued repairs. The third field, does not have any existing dugouts; it merely contains benches. If there is bad weather or lightening at this field, which is in the middle of Koons Park, there will be no shelter for children as young as 6 years of age. While the other two (2) fields have existing dugouts, they do not provide appropriate shelter in the event of bad weather. Without new dugouts, it is believed that these dugouts may become a health and safety hazard.

The Project will greatly enhance the safety of all participants, from throughout Lower Paxton Township and Dauphin County. Games are played against teams throughout Dauphin County.

The dugouts need structural improvements in order to ensure the health and safety of participants, including the youth participants and coaches. While baseball is not a dangerous sport, balls can cause harm. Thus, safe dugouts are needed.

In addition, providing safe sports facilities enhances the health of the participants as they are performing fitness activities. We believe the LBA programs are among the best in Dauphin County, particularly as to its inclusiveness of all youths who desire to

participate. LBA has never prohibited anyone from ever participating, including someone not having the financial ability to pay registration fees.

We believe the Project is definitely needed as ultimately, the fields may become unusable if the dugouts are not replaced.

**C. An Explanation of How the Project, or Its Need, Uses or Costs, is Associated With or Related to the Licensed Gaming Facility and/or its Operations.**

Many of the residents involved with the LBA, including the parents, visit the licensed casino facility. As the casino has sporting events, baseball and sporting teams as provided by LBA fit within the type of events which cause parents to wish to see more sporting events.

**D. The Need for Increased Funding is Appropriate**

The Project requires funds in excess of the recommended Grant amount of \$75,000.00 for non-Municipal Projects. Such excess is warranted by the increased costs and is justified by the health and safety factors. Also, Koons Park serves a large portion of Lower Paxton Township which has in excess of 50,000 residents. Once the Project begins, the Project must be completed before the next baseball season starts during April of each year. Because of the necessity to complete the Project on a timely basis, construction costs are at a premium. The Dugout Project is part of the completion of an overall renovation of Koons Park which LBA is taking the lead on because of the lack of Township funds.

**E. A Description of the Local and Community Support for the Project**

The Lower Paxton Township governing body and the Parks and Recreation department of Lower Paxton Township support the Project. Residents who are near Koons Park support the Project. The new dugouts will enhance the quality of Koons Park and provide a better experience for those neighbors who live near such Park. Residents live on the far side of two (2) of the fields, on Balthaser Street in Lower Paxton Township. These residents would welcome changes to the dugouts so that it would be less of an eyesore and visual impact. Lower Paxton Township has issued a Resolution and Letter of Support for the Project. These are attached hereto as Exhibit "2".

**F. A Projected Schedule and Detailed Timeline of the Project**

With respect to the scheduling, it is anticipated that work would begin late in calendar year 2023, or as early in calendar year 2024, as the weather may allow. It is anticipated it will take approximately four (4) weeks for the Project to be totally completed. The Project must be completed prior to the first week of April so as not to interfere with the baseball season.

**G. A Budget Accompanied by a Description of the Basic Costs for the Project and Sources of Funding to pay the Project Costs.**

Attached hereto as Exhibit "3" is the estimate for the dugouts. LBA intends to perform certain labor, including site improvements, including stone or other materials, assistance with removal of the old dugouts and landscaping. This component is approximately 10-20% of the Project. Any costs associated with the work to be performed by LBA will be supported through volunteer work and funds from LBA of up to \$20,000.00..

The balance of the funds will be paid from the Grant.

**H. Evidence of Prior and Anticipated Interaction and/or Work with the Sponsoring Municipality**

LBA has interacted with Lower Paxton Township every year by securing appropriate permits for the use of the fields. We have worked in conjunction with the Township and their Parks and Recreation personnel as to the maintenance of the facilities and by cooperating in providing for services as are necessary. In the spring, 2020, LBA caused its midget baseball clubhouse to be repainted at its own time, cost and expense at a savings for the Township. LBA, through utilization of the Fiscal Year 2020 Gaming Grant, and in cooperation with Lower Paxton Township, effectuated new fencing to two of the fields, that is the Teener Field and the Rookie Field. This portion of the work on such fencing was provided by LBA. LBA holds periodic meetings with the Township and its personnel and discusses issues at the park and ballfields as is necessary.

Lower Paxton Township has been assisting with renovations to Koons Park and the baseball fields which are maintained by LBA. LBA does most of the maintenance on the fields, including grass cutting, landscaping and maintaining the fencing, LBA provided fencing for two (2) of the fields at Koons Park with the prior Local Share Grant. Following LBA securing the funds for two (2) fields to receive new fencing, Lower Paxton Township did obtain its own funds and provided fencing for a third field, the Pony field at Koons Park. The dugouts are to be built in conformity with Township requirements, including the block construction and colors.

Recently, LBA previously painted its Midget Clubhouse using volunteer labor and materials. LBA also renovated its Teener Field Clubhouse with the use of volunteer labor and materials. LBA takes the lead in maintaining all aspects of the Park. LBA has also obtained outside sponsorships to provide new scoreboards for the various fields. LBA maintains five (5) fields in total at Koons Park.

LBA also works with the Linglestown Fire Department with respect to various Projects, including assistance with the July 4<sup>th</sup> fireworks at Koons Park.

**I. Evidence of Conformity of the Project with Local and Regional Comprehensive Plans**

It is believed that the Project fits within the Lower Paxton Township's Parks and Recreational Plan for the use of Koons Park. The long-term use of Koons Park is for baseball fields and other recreational activities.

**J. N/A**

**K. N/A**

**L. N/A**

**M. N/A**

**N. Documentation Evidencing An Athletic Facility Community Use Program**

Koons Park is open for use by all residents of the Township as well as for outside events as permitted by the Township. While the Project is providing for improvements to the youth athletic facilities and baseball fields which are utilized by LBA, such fields are open to outside events and are utilized for same.

While the various fields at Koons Park are maintained by LBA, and LBA has a permit from Lower Paxton Township to utilize such fields, the fields are open to the use of all members of the community. Other organizations conduct games at the fields in cooperation and with the assistance of LBA.

**O. Instances of Fraud or Theft**

There have been no fraud or theft of LBA funds in the last five (5) years. LBA causes its books and records to be reviewed by an outside accounting firm on an annual basis. The LBA Board also reviews monthly financial statements as provided by the Treasurer, who is a member of the Board.

**P. Litigation, Administrative Proceedings and/or Governmental Approvals**

There is no litigation or administrative proceedings. Approval of the Lower Paxton Township of the Project is anticipated.

**Q. Number of Jobs the Project Will Create**

It is anticipated that an outside contractor will be utilized for the Project. This contractor will employ approximately five (5) peoples on the Project, aside from volunteers from the LBA.

**R. Support from Affected Community**

Neighbors to the Park have provided support. In addition, the Lower Paxton Township Supervisors have approved the Project.

Enhancement to the Park causes more youth participation in recreational activities. It is believed that this has a positive effect upon reducing crime.

**S. Priority Listing**

The Project constitutes the main current project of the LBA. LBA has other projects in mind, including lights on one additional field (one field already has lights), however, the proposed Project of dugouts takes priority.

**T. Certificate of Non-Contingency**

Please see Appendix C as to the certification of non-contingency.



**APPENDIX  
C**

**Certificate of  
Contingency**

## CERTIFICATION OF NON-CONTINGENCY

I, Brett Bentz, an authorized representative of the Linglestown Baseball Association, subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities, hereby certify that neither the Local Share municipal Grant Applicant, nor its affiliated entity or political subdivision, have engaged any person to lobby on its behalf in regard to its Local Share Municipal Grant Application in exchange for compensation contingent in whole or in part upon the approvals, award, receipt or denial of funds under Section 1403 of the Pennsylvania Race Horse Development and Gaming Act (the "Gaming Act"), 4 Pa.C.S. §1101 *et seq.*, and further certify that the Local share Municipal Grant Applicant, or its affiliated entity, have not engaged in or agreed to lobby for compensation contingent in whole or in part upon the approval, award, receipt or denial of funds under Section 1403 of the Gaming Act.

I understand that a violation of Section 1403(f) of the Gaming Act is considered an intentional violation of 65 Pa.C.S. §13A09(c) relating to lobbying disclosure and penalties. I further understand that such violation or false certification hereunder shall be cause for the immediate termination and repayment of any Local Share Municipal Grant awarded to the Applicant.

This Certification is given in support of the Dauphin County Local Share Municipal Grant Application submitted by the Applicant.

Dated:

6-7-23

  
\_\_\_\_\_  
Brett Bentz

# **EXHIBIT 1**

## **Scope of the Project**

**Teener field dugout:**

1. Demolish existing dugouts entirely
2. Grade dugout area
3. Install CMU dugout walls
4. Dugout roof is to be standing seam metal
5. Pave dugout area with asphalt

**Rookie field dugout:**

1. Demolish existing dugouts entirely
2. Grade dugout area
3. Install CMU dugout walls
4. Dugout roof is to be standing seam metal
5. Pave dugout area with asphalt

**Pony field dugout:**

1. Demolish existing dugouts entirely
2. Grade dugout area
3. Install CMU dugout walls
4. Dugout roof is to be standing seam metal
5. Pave dugout area with asphalt

# **EXHIBIT 2**

## **Lower Paxton Township Board of Supervisors Support & Resolution**

# **EXHIBIT 3**

## **Dugout Estimate**

124 West Church Street  
P.O. Box 459  
Dillsburg, PA 17019-0459  
717.638.3000  
717.638.3001 Est fax  
717.638-3002 PM fax

# Proposal

## eci Construction

June 5, 2023

Linglestown Baseball Association  
Laporte Street  
Linglestown, PA

**RE: Construct Six (6) New Dugouts**

Mr. Bentz,

On behalf of eciConstruction, we are pleased to have this opportunity to submit our Proposal for your review and consideration. The following scope of work for the referenced project is based upon architectural drawing A-01 dated 7/23/20, but not limited to the following:

### **Division 1: General Conditions**

- All necessary general supervision, project management and on-site coordination
- Layout for our work
- Periodic clean up
- Necessary removal of all construction debris
- Required safety measures

### **Division 2: Site Work / Demolition**

- Demolition of 6 existing wood structures
- Excavation of three areas 8'x20'
- Excavation of three areas 8'x30'
- Import 4" of stone base for each newly excavated area
- Backfill around new concrete pads
- Fine grade and seed around new concrete pads

### **Division 3: Concrete**

- Form and pour three concrete pads 8'x20' and three concrete pads 8'x30'
- All pads to have thickened, turned down edges on all sides. Turn downs will be extended to 30" below finish grade
- Apply cure and seal to newly poured pads

**Division 4: Masonry**

- Erect 3 sided, split face masonry walls per drawing

**Division 5: Metals**

- Set 2 basement jack posts for roof support in each structure

**Division 6: Wood and Plastics**

- Construct and set a 2x12 triple laminated beam for each structure
- Set 2x8 wood rafters with 2x4 wood purlins
- Install fascia boards on all sides

**Division 7: Thermal and Moisture**

- Install Tyvek Weather Barrier on purlins
- Bend and install aluminum fascia on all sides
- Install ABM metal roofing on each new structure
- Install vinyl siding on each 8' end to close end

**Clarifications:**

- All permits, inspections, and testing excluded
- All Architectural and Engineering is excluded
- Proposal based on 06/05/2023 material pricing.
- Any benches or seating is excluded
- Any electrical or plumbing work is excluded
- Extended material lead times may occur due to the volatile market

**Proposal Total:**

- eciConstruction will provide all labor, materials, equipment and other services necessary to complete the above scope of work for the price of **\$129,260.00**
- Alternate: To core fill block and install dura wall reinforcement - Add \$7,500.00 to the price



**Terms and Conditions:**

- Invoices are net 30 days with a 1 ½% monthly finance charge added for invoices that remain unpaid beyond 30 days from the date of the invoice.
- Projects with durations longer than 30 days may be invoiced on a monthly basis for work completed to date.
- Accounts with unpaid balances beyond 30 days may cause eciConstruction to suspend additional scheduled or requested services.
- The above work to be performed during normal business hours unless otherwise stated in agreement. (Normal Business Hours: Monday – Friday 7:00 a.m. – 3:30 p.m.)
- If agreement is not accepted with 30days from date of the proposal, pricing is subject to change.

If you should have any questions regarding this proposal, please feel free to contact me.

Prepared by: \_\_\_\_\_

  
Signature

Doug Shearer Senior Estimator/Project Manager  
Printed Name and Title

Office Phone: 717-638-3302

E-mail: [dks@eciConstruction.com](mailto:dks@eciConstruction.com)

Acceptance of Agreement - The scope of work, cost of work, terms and conditions are satisfactory and hereby accepted. You are authorized to perform the work outlined in this proposal. Payment(s) will be made as outlined above.

Accepted by: \_\_\_\_\_

Signature

Acceptance Date

## **COSTS OF LANDSCAPING AND STONE**

New landscaping and stone will be needed around each dugout. The cost of such for each field is believed to be approximately \$7,000.00 for a total of \$21,000.00. This work will be provided out of LBA funds and through volunteer services.