

## Dauphin County General Authority

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Minutes for January 17 , 2024 Board Meeting

Present: Dave Shannon, in person; Doug Gelder and Todd Pagliarulo, by video conference.

Administrator: Jay Wenger.

Financial Advisor: Jay Wenger.

Solicitor: Guy Beneventano, in person.

PMI: Breanna McCoy, via video conference.

Andrew Kehl, via video conference.

Tim Horstmann, McNeese Wallace & Nurick, via video conference.

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The meeting was called to order at 8:00 am, by the Vice Chair, Dave Shannon, and a quorum was present. The meeting was properly advertised.

### 2024 Reorganization

Vice Chair, Dave Shannon asked for nominees for board officer positions. Todd Pagliarulo offered a motion to retain all officer positions from 2023. Mr. Gelder seconded the motion and the nomination was approved by a 3-0 vote.

Officers for 2024 are: Barb Zemlock, Chair

Dave Shannon, Vice Chair

Bill Kohl, Treasurer

Todd Pagliarulo, Secretary

Doug Gelder, Assistant Treasurer and Assistant Secretary

Property Committee: Todd Pagliarulo, Chair and Doug Gelder, member

Golf Committee: Bill Kohl, Chair and Dave Shannon, member

Budget Committee: Dave Shannon

### Executive Session held Between Board Meetings:

None

### Approval of December 20, 2023 Board Meeting minutes:

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

**Public Comment:**

None

**RIVERFRONT OFFICE CENTER**

- A. The Board approved the payment to PMI in the amount of \$131,131.82 for the December, 2023 operating expenses.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- B. Elevator Renovation Project: Mr. Beneventano is working on a contract with Thyssenkrupp and expects to have a contract for review and approval at the February Board meeting. Ms. McCoy informed the Board that each elevator modernization will take several weeks to complete.
- C. Ms. McCoy reported that the employee lobby project is substantially complete and should be 100% completed by January 31.
- D. Ms. McCoy reported that there have not been any issues in connection with the Veterans' Outreach of PA housing project.
- E. Greenbelt Path: Ms. McCoy reported that the Greenbelt has closed the path along and near the Riverfront Office Center. For now, the path has been re-routed along Sycamore Street.
- F. Ms. McCoy recommended that the Air Quality issue and requested testing should be the tenant's responsibility. The Board directed PMI to have a comprehensive test performed in the print shop.

**December 31 Financial Report**

Mr. Kehl provided an overview of the year-end financial statements. Both the ROC and the Dauphin Highlands golf course performed better than the respective budgets. The Board approved a revised ROC 2024 budget, as presented by Andrew Kehl.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

**SOLICITOR'S REPORT –**

None

**FINANCIAL ADVISOR'S REPORT**

None



**Dauphin Highlands Golf Course: Matters Requiring Action**

- A. Ratified the February 1, 2024 S&T Bank Loan debt service payment in the amount of \$31,036.59.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

**Old Business**

**None**

**Executive Session:**

The Board held an executive session to obtain the advice of legal counsel in connection with pending legal matters. The Administrator was present to provide material information.

**Other Business:** None

Meeting adjourned at 9:50 am.



Daya Sharma - Vice Chair  
~~Todd Pagliarulo, Secretary~~