

Dauphin County General Authority

Minutes for the May 15 , 2024 Board Meeting

Present: Barb Zemlock, Dave Shannon and Eric Epstein, in person; Doug Gelder, at 8:30, and Bill Kohl 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.

The meeting was called to order at 8:02 am, by the Chairperson, Barb Zemlock, and a quorum was present. The meeting was properly advertised.

Executive Session held Between Board Meetings: None

Approval of April 17, 2024 Board Meeting minutes:

Motion: Eric Epstein

Second: Dave Shannon

Approved 4-0

Public Comment:

None

RIVERFRONT OFFICE CENTER

- A. The Board approved the payment to PMI in the amount of \$214,094.19 for the April, 2024 operating expenses.

Motion: Dave Shannon

Second: Eric Epstein

Approved 4-0

- B. The Board approved the Capitol View Construction invoice in the amount of \$5,308.45 for additional electrical work in the employee lobby. This expense is Change Order #2. This expense will be paid from the Renewal and Replacement Fund.
Mr. Shannon asked if the lobby issues have been fully resolved. Ms. McCoy indicated that the lobby project is finished and there are no outstanding construction issues.

Motion: Dave Shannon

Second: Eric Epstein

Approved 4-0

- C. The Board approved the TK Elevator invoice in the amount of \$173,625.03.00 for the elevator modernization project. This is invoice #1. This expense will be paid from the Renewal and Replacement Fund.

Motion: Dave Shannon

Second: Eric Epstein

Approved 4-0

- D. The Board approved the Ainsworth proposal in the amount of \$920.00 to repair HVAC unit #2-2. This expense will be paid from the Renewal and Replacement Fund.
Mr. Epstein asked if the HVAC units are under a manufacturer's warranty. Ms. McCoy indicated they are not under warranty, given the age of the units.

Motion: Dave Shannon

Second: Eric Epstein

Approved 4-0

- E. The Board approved the Ainsworth proposal in the amount of \$1,220.00 to repair HVAC unit #1-39. This expense will be paid from the Renewal and Replacement Fund.

Motion: Bill Kohl

Second: Dave Shannon

Approved 4-0

- F. The Board conditionally approved the TKS Architect's proposal in the amount of \$7,625.00 to provide architectural services in connection with the PADOT customer lobby. The approval subject to a contract addendum to be drafted by Guy Beneventano.

Motion: Dave Shannon

Second: Eric Epstein

Approved 4-0

- G. South Parking Lot Fence Project status report.
Ms. McCoy reported the project pre-bid meeting will be held May 29, bids will be due June 10 and should be ready for review at the June board meeting.

- H. Loading Dock Project.

This project is delayed until a Master Agreement with Gannett Fleming is drafted by the Solicitor, for review by Gannett Fleming.

April 30 Financial Report

Mr. Kehl provided an overview of the financial statements, as of April 30, 2024.
Both the Riverfront Office Center and the Dauphin Highlands golf course are performing close to the 2024 budgets.

SOLICITOR'S REPORT –

None

- B. The Board tabled the approval of the June 1, 2024 loan payment in connection with the irrigation system loan, due to a failure of S&T Bank to provide a loan invoice.

Motion: Dave Shannon

Second: Bill Kohl

Approved 5-0

- C. Weather Policy

Mr. Shannon reported that the Golf Committee discussed a weather policy and that he and Mr. Wenger have met with vendors to discuss the cost and technology to provide both software and hardware to implement a weather policy. Mr. Wenger indicated he is meeting with the DCGA's insurance broker to discuss liability and best practices related to a weather warning system.

- D. The Board approved resolution 2024-02 to pay an additional \$175,000.00 toward the principal repayment of the golf course loan with S&T Bank.

Motion: Dave Shannon

Second: Eric Epstein

Approved 5-0

- E. The Board ratified the ADT Security System Agreement and Addendum.

Motion: Eric Epstein

Second: Bill Kohl

Approved 5-0

Old Business:

The Board discussed the status of the website development. The website developer has produced a model website for board members to review.

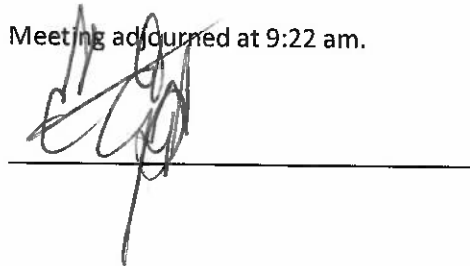
Executive Session:

Following adjournment of the May 15 Board Meeting, the Authority held an Executive Session to obtain the advice of counsel in connection with the 2005A Escrow matters that remain outstanding. The Administrator was present to provide factual information.

Other Business:

None

Meeting adjourned at 9:22 am.

A handwritten signature in black ink, appearing to be "C. Shannon", is written over a horizontal line. The signature is somewhat stylized and overlaps the line.