

## Dauphin County General Authority

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Minutes for July 19, 2023 Board Meeting

Present: Barb Zemlock, Dave Shannon, Todd Pagliarulo and Doug Gelder, in person. Bill Kohl by Zoom.

Administrator: Jay Wenger.

Financial Advisor: Jay Wenger.

Solicitor: Guy Beneventano, in person.

PMI: Breanna McCoy, via Zoom.

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The meeting was called to order at 8:00 am, by the Chair, Barb Zemlock, and a quorum was present. The meeting was properly advertised and recorded.

### **Executive Session held Between Board Meetings:**

None

### **Approval of July 19, 2023 Board Meeting minutes:**

Motion: Todd Pagliarulo

Second: Dave Shannon

Approved 5-0

### **Public Comment:**

None

### **July 31 Financial Report**

Mr. Kehl provided written commentary regarding the July 31, 2023 financial statement.

Mr. Wenger noted that July and August ROC rent payments were received from the Commonwealth of Pennsylvania, at the time of the August meeting.

### **RIVERFRONT OFFICE CENTER**

- A. The Board approved the payment of the Wilmington Trust invoice in the amount of \$4,940.00 for the annual trustee fee for the 1998 Bonds. This payment is net of a \$60.00 credit for the overpayment of the 2020 trustee invoice paid in July.

The expense will be paid from operations.

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 5-0

- B. The Board approved the payment of the McNeese Wallace & Nurick invoice in the amount of \$1,025.00 for work related to the Fulton Bank loan interest rate formula definition.  
This expense will be paid from operations.

Motion: Bill Kohl

Second: Todd Pagliarulo

Approved 5-0

- C. The Board approved the Gannett Fleming invoice in the amount of \$4,000.00 for the site survey in connection with the VOPA permanent easement.  
This expense will be paid from operations.

- D. The Board approved the payment to PMI in the amount of \$52,942.50 for the July operating expenses.

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 5-0

- E. Ms. McCoy and Mr. Beneventano have communicated with Thyssenkrup to discuss an acceptable contract to renovate the elevator.

- F. Mr. Beneventano reported that the Lease Amendment was approved by DGS and will be executed by the Governor's office.

- G. The Board approved the Capitol View Construction proposal in the amount of \$18,868.00 to repair the damaged parking lot light standard.  
This expense will be paid from insurance proceeds.

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 5-0

- H. The Board approved the W.S. Carey proposal in the amount of \$750.00 to install a new exterior light near the security guard stand.  
This expense will be paid from operations.

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 5-0

- I. The Board approved a Use Agreement with PPL to allow PPL access to the ROC property for utility work related to the VOPA project.

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 5-0

- J. Breanna McCoy indicated the VOPA project is progressing without any issues or property damage at the ROC. Capitol Region Water will be on site to install water and sewer lines.

- K. Doug Hill, a member of the Greenbelt Association, contacted Ms. Zemlock and requested a meeting with the Authority to discuss the Greenbelt. Ms. Zemlock directed Jay Wenger to contact Doug Hill and to schedule a meeting with Doug Hill, Breanna McCoy and Jay Wenger.
  
- L. The Board approved the URA proposal to enter into a three-year electricity procurement agreement at a rate not to exceed 7.55 cents per kilowatt hour. This expense will be paid from operations.

Motion: Todd Pagliarulo

Second: Dave Shannon

Approved 5-0

**SOLICITOR'S REPORT –**

None

**FINANCIAL ADVISOR'S REPORT**

None

**GOLF COMMITTEE REPORT**

July was a near record month, with several rain days.

The monthly transfer is 40,000, with funds held in reserve until the bank account transition is complete.

As of August 16, water purchased was \$35,000.00.

Year to date, the Dauphin Highlands net income is \$150,000 ahead of budget.

The overflow pipe in the pond has been repaired.

Mr. Strand requested the Board allow Indigo Golf to obtain a bank debit card to simplify purchasing.

Mr. Kohl commented that his management company does not allow debt cards, as a safety matter.

The Board approved a credit card, with a credit limit in the amount of \$5,000.00.

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 5-0

**ADMINISTRATOR'S REPORT**

**Dauphin County General Authority Matters**

- A. Approved the payment to RBC Capital Markets in the amount of \$6,500 for the July Administrative Services Agreement.

Motion: Todd Pagliarulo

Second: Dave Shannon

Approved 5-0

- B. Approved payment to Guy Beneventano for legal services in the amount of \$6,965.31, including July expenses in the amount of \$298.65.

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 5-0

- C. Approved the payment to Beyond The Numbers in the amount of \$2,950.00 for the July financial statement report.

Motion: Todd Pagliarulo

Second: Dave Shannon

Approved 5-0

- D. Approved the Capitol View Construction invoice in the amount of \$20,370.10 for the conference room project.

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 5-0

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

- A. Ratified the September 1, 2023 S&T Bank Loan debt service payment in the amount of \$31,031.37.

Motion: Todd Pagliarulo

Second: Dave Shannon

Approved 5-0

- B. The Board approved the Indigo Golf Management Agreement, with a five-year term. The approval is subject to final agreement of the insurance policy provisions.

Motion: Todd Pagliarulo

Second: Dave Shannon

Approved 5-0

- C. The Board adopted a Reimbursement Resolution in connection with the acquisition of a golf course mower and an aerator. The Board directed Mr. Wenger to proceed with a loan to finance the equipment in an amount not to exceed \$125,000.00

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 5-0

**Old Business**

- A. Website Development

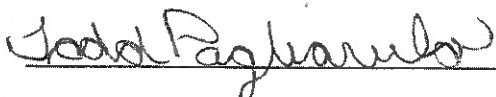
Mr. Beneventano reported he will have a draft of the website content in the coming weeks.

**Executive Session:**

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

**Other Business:** None

Meeting adjourned at 9:50 am.



Todd Pagliarulo, Secretary