

Dauphin County General Authority

Minutes for the May 21, 2025 Board Meeting

Present: Barb Zemlock, Dave Shannon and Eric Epstein in person. Doug Gelder and Bill Kohl, by video conference.

Administrator: Jay Wenger.

Solicitor: Theresa Mongiovi, in person

PMI: Breanna McCoy, via video conference.

Andrew Kehl, via video conference.

Troon: Chris Strand, in person.

Krebs Communications: Jeanette Krebs, in person

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

Executive Session held Between Board Meetings:

The Board held an Executive Session, May 16, to discuss real estate matters.

Approval of the April 16, 2025 Board Meeting minutes

Motion: Dave Shannon

Second: Bill Kohl

Approved 4-0

Public Comment:

Six Dauphin County residents spoke about the potential sale of the Dauphin Highlands golf course:

Nan Bennett – 1235 Meadow Lane, Oberlin

Marlin Kenly, Sr. – 1140 Terry Drive, Oberlin

Darren Burton – 703 S. Harrisburg Street

Ray Mott

Mr. Mott questioned the \$13,000,000 debt outstanding, indicating that cannot be correct.

Mr. Mott also noted the golf course records more than 60,000 rounds per year.

Joe Dinatto

Frank Cidort

The comments were consistently in favor of not selling the golf course.

April 30 Financial Report

Mr. Kehl provided an overview of the financial statements, as of April 30, 2025.

RIVERFRONT OFFICE CENTER

- A. The Board approved the payment to PMI in the amount of \$187,129.92, for the April, 2025 operating expenses

Motion: Dave Shannon

Second: Eric Epstein

Approved 5-0

- B. The Board approved the payment of the Gannett Fleming invoice in the amount of \$3,900.00 for engineering work related to the perimeter fence project.
This expense will be paid from the Renewal and Replacement Fund.

Motion: Eric Epstein

Second: Dave Shannon

Approved 5-0

- C. The Board approved the payment of the Gannett Fleming invoice in the amount of \$1,038.00 for engineering work in connection with the loading dock project.

This expense will be paid from the Renewal and Replacement Fund.

Motion: Dave Shannon

Second: Eric Epstein

Approved 5-0

- D. The Board approved the payment of the Bailey Landscape and Maintenance, Inc. invoice in the amount of \$20,000.00 for the emergency drive lane paver repair.
This expense will be paid from the Renewal and Replacement Fund.

Motion: Eric Epstein

Second: Dave Shannon

Approved 5-0

- E. The Board approved the payment of the TKE invoice in the amount of \$29,305.76. This is a scheduled progress payment for elevator #1.

This expense will be paid from the Renewal and Replacement Fund

Motion: Dave Shannon

Second: Bill Kohl

Approved 5-0

- F. The Board approved the Triangle Fire Protection, Inc. invoice in the amount of \$8,870.00 to provide sprinkler piping in the elevator machine room.

This expense will be paid from the Renewal and Replacement Fund.

Motion: Dave Shannon

Second: Eric Epstein

Approved 5-0

- G. The Board approved the TKS invoice in the amount of 1,525.00 for work related to the customer lobby project.

This expense will be paid from the Renewal and Replacement Fund.

Motion: Bill Kohl

Second: Dave Shannon

Approved 5-0

- H. The Board approved the Capitol View Excavating and Paving proposal in the amount of \$5,677.00 to clean three (3) catch basins.

This expense will be paid from operations.

Motion: Eric Epstein

Second: Dave Shannon

Approved 5-0

- I. The Board approved the W.S. Carey Electric proposal in the amount of \$7,632.00 to install additional lighting in the north and south parking lots.

This expense will be paid from operations.

Motion: Eric Epstein

Second: Dave Shannon

Approved 5-0

- J. The Use Agreement for the motorcycle testing program is under review by PADOT. The pole buildings will require a public bid.

- K. The Solicitor reported that the Easement Agreement is ready to present to the three property owners.

- L. The Board discussed the current CCTV system and video retention. The Board determined to solicit proposals to determine the best system parameters and contractor.

GOLF COMMITTEE REPORT

The cash transfer for April is \$89,000.

Weather and rain days continue to result in rounds and revenue below budget.

2025 memberships sold have exceeded 2024 memberships.

The GPS units will be installed by May 31.

Due to weather, May rounds are trending below budget.

ADMINISTRATOR'S REPORT

Dauphin County General Authority Matters

- A. Approved the payment to RBC Capital Markets in the amount of \$8,333.33 for the April Administrative Services Agreement.

Motion: Eric Epstein

Second: Dave Shannon

Approved 5-0

- B. Approved the payment to Beyond The Numbers in the amount of \$3,500.00 for April financial report.

Motion: Dave Shannon

Second: Bill Kohl

Approved 5-0

- C. The Board approved the payment of the Post & Schell invoice in the amount of \$7,069.00 for March and April Special Counsel work.

Motion: Eric Epstein

Second: Dave Shannon

Approved 5-0

- D. The Board approved the Round4 LLC invoice in the amount of \$150.00 for April website work. Mr. Kohl asked if the website is ADA compliant. Mr. Shannon offered to research the matter.

Motion: Dave Shannon

Second: Eric Epstein

Approved 5-0

- E. The Board approved the Boyer & Ritter invoice in the amount of \$10,500.00 for the 2024 audit work. This is the final invoice.

Motion: Dave Shannon

Second: Eric Epstein

Approved 5-0

- F. The Board approved the payment of the Post & Schell invoice in the amount of \$9,660.00 for April solicitor work.

Motion: Eric Epstein

Second: Dave Shannon

Approved 5-0

- G. The Board approved the payment of the BNY Mellon invoice in the amount of \$1,500.00 for the annual trustee service fee. This expense will be reimbursed by the DHGC...

Motion: Dave Shannon

Second: Eric Epstein

Approved 5-0

- H. The Board ratified the invoice payment in the amount of \$84.00 for the annual UCC filing for the ROC.

Motion: Dave Shannon

Second: Eric Epstein

Approved 5-0

DAUPHIN HIGHLANDS GOLF COURSE

- A. The Board ratified the June 1, 2025 S&T Bank Loan debt service payment in the amount of \$27,888.64.

Motion: Eric Epstein

Second: Dave Shannon

Approved 5-0

- B. The Board ratified the June 1, 2025 S&T Bank loan debt service payment in the amount of \$142,295.04 for the irrigation system loan.

Motion: Eric Epstein

Second: Bill Kohl

Approved 5-0

- C. The Board tabled the ESCO Security proposals for a new security system and camaras to allow time for the solicitor to review both proposals.

Motion: Dave Shannon

Second: Eric Epstein

Approved 5-0

Old Business:

- A. None

Executive Session:

The Board held an executive session to discuss a personnel matter. The Administrator was present to provide information.

Meeting adjourned at 10:02 am.

