

Dauphin County General Authority

Minutes for the June 18, 2025 Board Meeting

Present: Barb Zemlock, Dave Shannon and Eric Epstein in person. Doug Gelder, 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.

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:

None

Approval of the May 21, 2025 Board Meeting minutes

Motion: Dave Shannon

Second: Eric Epstein

Approved 4-0

Board Presentation

Ms. Zemlock reviewed the history of the Dauphin County General Authority's business interests and the current state of the Dauphin Highlands Golf Course. The presentation is on the Authority's website.

Public Comment:

One Dauphin County resident, Pret Lytle spoke about the potential sale of the Dauphin Highlands golf course.

Golf Committee Report by Chris Strand

The transfer for the month of May was \$77,115.

Year to date revenue is less than budget, due primarily to weather days in March, April and May.

The GPS units have been installed and the weather alert system is fully operational.

May 31 Financial Report

Mr. Kehl provided an overview of the financial statements, as of May 31, 2025.

Mr. Epstein asked if the Authority has insurance coverage and who is responsible in the event one or more bank accounts is subject to a third-party "hack".

Mr. Wenger offered to discuss the matter with the Authority's insurance broker.

RIVERFRONT OFFICE CENTER

- A. The Board approved the payment to PMI in the amount of \$148,813.71, for the May, 2025 operating expenses

Motion: Dave Shannon

Second: Eric Epstein

Approved 4-0

- B. The Board approved the payment of the Gannett Fleming invoice in the amount of \$4,940.00 for engineering work related to the perimeter fence project.

The pre-bid meeting is scheduled for June 30.

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

Motion: Dave Shannon

Second: Eric Epstein

Approved 4-0

- C. The Board approved the payment of the Gannett Fleming invoice in the amount of \$11,072.00 for engineering work in connection with the loading dock project.

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

Motion: Eric Epstein

Second: Dave Shannon

Approved 4-0

- D. The Board approved the Capitol View Construction contract for summer and fall window cleaning at an aggregate cost in the amount of \$19,770.00

This expense will be an operating expense.

Motion: Eric Epstein

Second: Dave Shannon

Approved 4-0

- E. The Board reviewed the draft Use Agreement for the motorcycle testing program. The Board discussed the insurance coverage and directed the Administrator to discuss the liability coverage with the Authority's insurance broker.

- F. The Solicitor reported that the Easement Maintenance Agreement has been sent to the neighboring property owners for review.

- G. The Board discussed the security issues and Ms. McCoy reported that there have been several reports filed regarding Pit Bull dogs and homeless people on the property.

- H. The Board approved the PADOT Leasehold Improvement Consent Order in the amount of \$2,498.00 to install two (2) 50 AMP breakers and to connect two (2) UPS batteries.
This expense is a tenant expense.

Motion: Dave Shannon

Second: Eric Epstein

Approved 4-0

- I. The Board approved the PA Department of Corrections leasehold Improvement Consent Order in the amount of \$3,600.00 to replace damaged floor tile.
This is a tenant expense.

Motion: Dave Shannon

Second: Eric Epstein

Approved 4-0

- J. The Solicitor reported that the building rules and regulations are under review by the Commonwealth.

Ms. Zemlock departed the meeting at 9:40.

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 May Administrative Services Agreement.

Motion: Eric Epstein

Second: Dave Shannon

Approved 3-0

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

Motion: Eric Epstein

Second: Doug Gelder

Approved 3-0

- C. The Board approved the payment of the Post & Schell invoice in the amount of \$11,703.00 for May Special Counsel work.

Motion: Eric Epstein

Second: Doug Gelder

Approved 3-0

- D. The Board approved the Round4 LLC invoice in the amount of \$425.00 for May website work.

Motion: Eric Epstein

Second: Doug Gelder

Approved 3-0

- E. The Board approved the payment of the Post & Schell invoice in the amount of \$11,130.00 for May solicitor work.

Motion: Eric Epstein

Second: Doug Gelder

Approved 3-0

- F. The Board approved the payment of the Krebs Communications invoice in the amount of \$2,500.00 for May work.

Motion: Eric Epstein

Second: Doug Gelder

Approved 3-0

- G. The Board approved the Account Direction letter to BNY Mellon to transfer the remaining project account funds to the debt service fund. The balance is approximately \$3,000.00
- H. The board directed the Administrator to proceed with the Series of 2020 arbitrage rebate letter. The Authority has no rebate liability because it met the 18-month expenditure test, under the Internal Revenue Code.
- I. The Solicitor provided information regarding ADA compliance for the website. The Board determined to work toward ADA compliance prior to the April, 2027 deadline.

DAUPHIN HIGHLANDS GOLF COURSE

- A. The Board ratified the July1, 2025 S&T Bank Loan debt service payment in the amount of \$27,889.77.

Motion: Eric Epstein

Second: Doug Gelder

Approved 3-0

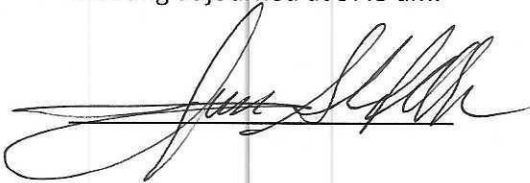
Old Business:

- A. None

Executive Session:

None

Meeting adjourned at 9:45 am.

A handwritten signature in black ink, appearing to read "Eric Epstein", is written over a horizontal line.