

Dauphin County General Authority

Minutes for the July 16, 2025 Board Meeting

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

Administrator: Jay Wenger.

Solicitor: Theresa Mongiovi, in person

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:

The Board held an Executive Session, July 15, to discuss real estate matters. The Solicitor and the Administrator were present to provide information.

Approval of the June 18, 2025 Board Meeting minutes

Motion: Dave Shannon

Second: Doug Gelder

Approved 4-0

Board Presentation

Ms. Zemlock reported that the review of the proposals in connection with the Dauphin Highlands Golf Course are under review and the Board expects to take action at the August board meeting.

Public Comment:

One Dauphin County resident, Zoe Loftus spoke about the potential sale of the Dauphin Highlands golf course.

Golf Committee Report by Chris Strand

The transfer for the month of June was \$64,769.

Year to date revenue is less than budget, due primarily to weather days for the first six months of 2025.

Mr. Strand is requesting the purchase of a new range ball cart. The existing cart is beyond repair.

June 30 Financial Report

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

There are no significant budget variances for the first six months of the year.

RIVERFRONT OFFICE CENTER

- A. The Board approved the payment to PMI in the amount of \$140,758.43, for the June, 2025 operating expenses

Motion: Dave Shannon

Second: Doug Gelder

Approved 4-0

- B. The Board approved the payment of the Pyramid Construction invoice in the amount of \$78,836.85 for the PADOT lobby project. There remains 10% retainage for the project.

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

Motion: Dave Shannon

Second: Doug Gelder

Approved 4-0

- C. The Board approved the Orkin proposal to spray for spiders on the 4th and 5th floors. The cost will be \$1,574.00 for each treatment on the fourth floor and \$1,894.00 for each treatment on the 5th floor.

This expense will be paid from operations.

Motion: Bill Kohl

Second: Dave Shannon

Approved 4-0

- D. The Solicitor reported that the Motorcycle Training program Use Agreement is under review by the tenant.

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

- F. The Board approved the TK elevator Agreement Addendum to include a monthly fee in the amount of \$55.00 for cellular connectivity.

Motion: Dave Shannon

Second: Doug Gelder

Approved 4-0

The Board rescinded the Addendum vote after identifying the cost is \$55.00 per month, per elevator and not \$55.00 for three elevators.

Motion: Dave Shannon

Second: Doug Gelder

Approved 4-0

The Board approved the TK Elevator Agreement at \$55.00 per month, per elevator.

Motion: Dave Shannon

Second: Bill Kohl

Approved 4-0

- G. The Board discussed the Stormwater Management report. No action was taken.

- H. The Solicitor reported that the building rules and regulations are under review by the Commonwealth. A lease amendment will be required to enact the regulations.

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 June Administrative Services Agreement.

Motion: Dave Shannon

Second: Doug Gelder

Approved 4-0

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

Motion: Dave Shannon

Second: Doug Gelder

Approved 4-0

- C. The Board approved the payment of two Post & Schell invoice in the amount of \$9,899.00 for June Special Counsel work and \$10,815.00 for June Solicitor work.

Motion: Dave Shannon

Second: Doug Gelder

Approved 4-0

- D. The Administrator reported that the cyber policy is under review and an application will be submitted to obtain pricing for additional coverage.

DAUPHIN HIGHLANDS GOLF COURSE

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

Motion: Doug Gelder

Second: Dave Shannon

Approved 4-0.

- B. The Board approved three (3) ESC) Security agreements to replace the existing security system in the clubhouse and to install new camaras.

The contract values are \$1,979.00 to install a 2GIG EDGE wireless security panel and to replace door contacts and motion sensors; \$12,413.00 to install new camaras; \$8,260.00 for six months of video and audio storage.

Motion: Dave Shannon

Second: Doug Gelder

Approved 4-0

- C. The Board approved the purchase of a new range ball cart in the amount of \$13,050.00.

Motion: Doug Gelder

Second: Bill Kohl

Approved 4-0

- D. The Board approved the payment of the EZ-GO invoice in the amount of \$15,164.80 for the purchase of two utility carts. The carts have been delivered.

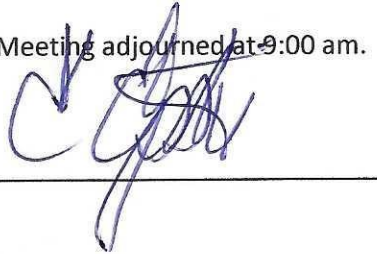
Old Business:

A. None

Executive Session:

None

Meeting adjourned at 9:00 am.

A handwritten signature in blue ink is written over a horizontal line. The signature is stylized and appears to be a name, possibly "C. [unclear]".