Dauphin County General Authority

Minutes for the August 20, 2025 Board Meeting

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

Administrator: Jay Wenger.

Solicitor: Theresa Mongiovi, in person

Post & Schell, Special Counsel: John Dornberger, in person

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 Executive Sessions, August 1 and August 12, to discuss real estate matters. The Solicitor, Andrew Kehl and the Administrator were present to provide information at the August 1 meeting and the Solicitor and Administrator were present at the August 12 meeting to provide information.

Approval of the July 16, 2025 Board Meeting minutes

Motion: Dave Shannon	Second: Bill Kohl	Approved 5-0

At the request of public attendees, the Board amended the agenda to allow for public comment after the Board agenda item addressing the proposal to purchase the property.

Chair, Barb Zemlock provided a brief history of the RFP process and Andrew Kehl provided a history of financial operations.

After the presentation by Mr. Kehl, the public attendees insisted on public comment before Board action. The Board acquiesced to the request.

Public Comment:

Four members of the audience offered comments, all against any sale of golf course.

Dauphin Highlands Golf Course – Purchase Proposal

Mr. Dornberger provided a summary of the proposal, including the purchase price, conditions precedent to closing and the escrow funds.

The Board considered a purchase proposal from Harrisburg I LLC, an affiliate of Provident Real Estate.

After discussion among the Board members, Mr. Gelder made a motion to accept the proposal from Harrisburg I LLC. Mr. Kohl seconded the motion. The motion was approved by a 5-0 vote.

Golf Committee Report by Chris Strand

The transfer for the month of July was $35,571.89.

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

Mr. Strand reported that the dialogue with the quarry for water access is ongoing.

Troon Management is evaluating a less expensive water access path.

July 31 Financial Report

Mr. Kehl provided an overview of the financial statements, as of July 31, 2025.
Except for the Dauphin Highlands Golf Course, there are no significant budget variances for the first seven months of the year.

RIVERFRONT OFFICE CENTER

A. The Board approved the payment to PMI in the amount of $157,043.11, for the July, 2025 operating expenses

Motion: Dave Shannon | Second: Eric Epstein | Approved 5-0

B. The Board approved the payment of the TK Elevator invoice in the amount of $25,517.32 in connection with the elevator modernization project. There remains 10% retainage for the project.

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

Motion: Eric Epstein | Second: Bill Kohl | Approved 5-0

C. The Board approved the Capitol View Excavating proposal in the amount of $1,500.00 to remove storm drain grates.

This expense will be paid from operations.

Motion: Eric Epstein | Second: Bill Kohl | Approved 5-0

D. The Solicitor reported that the Motorcycle Training program Use Agreement is progressing.

E. The Solicitor reported that the Easement Maintenance Agreement has been sent to the neighboring property owners for review and discussions are ongoing. The attorney representing the participating entities has requested that expenses be allocated based upon traffic counts.

F. The Board approved the Temporary Access Easement for the Tunnels to Towers project. The Easement has an end date of December 31, 2025 and deliveries will occur between 8:00am and 2:00 pm, to comply with PADOT regulations.

Motion: Dave Shannon Second: Eric Epstein Approved 5-0

G. The Solicitor reported that the building rules and regulations are in final form and the tenants Have agreed to the regulations. No board action required.

H. The Board approved a Use Agreement with the YMCA for the YMCA Marathon event, to be held in September.
Motion: Eric Epstein Second: Bill Kohl Approved 5-0

I. The Board approved the amendment to the Snyder & Sons LLC contract for landscaping services. The amendment provided for an additional monthly payment for lawn care services in the area previously maintained by the Greenbelt.
Motion: Dave Shannon Second: Eric Epstein Approved 5-0

J. The Board approved the payment of the annual Wilmington Trust invoice in the amount of $5,000.00 for trustee services in connection with the Riverfront Office Center debt.
This is an operating expense.
Motion: Eric Epstein Second: Dave Shannon Approved 5-0

K. The Board approved the one-year extension of the Diversified Maintenance agreement for janitorial services at the Riverfront Office Center.
Motion: Dave Shannon Second: Eric Epstein Approved 5-0

L. The Board approved the Use Agreement with PADOT for a workday event to be held in September. The approval is subject to the Solicitor's review and approval of the Use Agreement.
Motion: Dave Shannon Second: Bill Kohl Approved 5-0

M. The Board approved the COR Construction proposal in the amount of $67,946.00 to repair the cooling tower heat trace.
This expense will be paid from the Contingency Fund.
Motion: Dave Shannon Second: Eric Epstein Approved 5-0

N. The Board approved the Capitol View Construction proposal in the amount of $49,794.00 to re-build the loading dock.
This expense will be paid from the Contingency Fund.
Motion: Eric Epstein Second: Bill Kohl Approved 5-0

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 July Administrative Services Agreement.

Motion: Eric Epstein Second: Bill Kohl Approved 5-0

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

Motion: Bill Kohl Second: Dave Shannon Approved 5-0

C. The Board approved the payment of the Post & Schell invoice in the amount of $17,217.00 for July Special Counsel work.

Motion: Eric Epstein Second: Dave Shannon Approved 5-0

D. The Board approved the payment of the Post & Schell invoice in the amount of $4,905.00 for July solicitor work.

Motion: Eric Epstein Second: Bill Kohl Approved 5-0

E. The administrator reported that discussions are ongoing with the Authority's insurance broker, regarding additional cyber policy insurance.

F. The Board approved the letter directing BNY Mellon to pay the IRS imposed fine in connection with the 2005 escrow investment matter.
Motion: Eric Epstein Second: Dave Shannon Approved 5-0

DAUPHIN HIGHLANDS GOLF COURSE

A. The Board ratified the September 1, 2025 S&T Bank Loan debt service payment in the amount of $27,888.63.

Motion: Eric Epstein Second: Bill Kohl Approved 5-0.

B. The Board approved the payment of the ESCO Security invoice in the amount of $5,756.00 for the purchase of new security system camaras.

Motion: Dave Shannon | Second: Eric Epstein | Approved 5-0

C. The Board approved the amendment to the Golf Cart Services LLC lease agreement to alter the payment schedule.

Motion: Eric Epstein | Second: Dave Shannon | Approved 5-0

Old Business:

None

Executive Session:

None

Meeting adjourned at 9:55 am.