

# *Dauphin County General Authority*

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Barbara A. Zemlock, Chairperson  
David W. Shannon, Vice-Chairperson  
Eric Epstein, Secretary  
Bill Kohl, Treasurer  
Doug Gelder, Assistant Secretary/ Assistant Treasurer

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## **WEDNESDAY, SEPTEMBER 17 2025 DAUPHIN COUNTY GENERAL AUTHORITY BOARD OF DIRECTORS REGULAR BOARD MEETING**

### **I. CALL TO ORDER**

### **II. APPROVAL OF THE AUGUST 20, 2025 BOARD MEETING MINUTES**

### **III. PUBLIC COMMENT**

### **IV. GOLF COMMITTEE REPORT**

AUGUST TRANSFER = \$60,662  
AUGUST ROUNDS AND REVENUE GREATER THAN BUDGET  
FIRST MONTH IN 2025 TO EXCEED BUDGET.  
YEAR TO DATE ROUNDS ARE BELOW BUDGET.

DISCUSSIONS WITH QUARRY CONTINUE

### **V. FINANCIAL REPORT**

#### **A. AUGUST 31, 2025 FINANCIAL REPORT**

### **VI. RIVERFRONT OFFICE CENTER REPORT – BREANNA MCCOY**

#### **A. PMI – JULY OPERATING EXPENSES - \$156,320.25**

MOTION: REQUESTING APPROVAL FOR THE TRANSFER TO PMI IN THE AMOUNT OF \$156,320.25 TO PAY THE AUGUST 2025 OPERATING EXPENSES.

#### **B. GANNETT FLEMING INVOICE - \$1,474.20**

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE GANNETT FLEMING INVOICE IN THE AMOUNT OF \$1,474.20 IN CONNECTION WITH THE PERIMETER FENCE PROJECT.

THIS EXPENSE WILL BE PAID FROM THE RENEWAL AND REPLACEMENT FUND.

#### **C. TK ELEVATOR CORPORATION INVOICE - \$34,861.27**

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE TK ELEVATOR CORPORATION INVOICE IN THE AMOUNT OF \$34,861.27.

THIS INVOICE WILL BE PAID FROM THE RENEWAL AND REPLACEMENT FUND

#### **D. GANNETT FLEMING INVOICES (2) - \$3,593.20 AND \$3,460.00**

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF TWO GANNETT FLEMING INVOICES IN THE AMOUNT OF \$3,460.00 FOR LOADING DOCK PROJECT AND \$3,593.20 FOR THE PERIMETER FENCE PROJECT.

THIS EXPENSE WILL BE PAID FROM THE RENEWAL AND REPLACEMENT FUND.

#### **E. AINSWORTH PROPOSAL - \$2,585.00**

MOTION: REQUESTING APPROVAL OF THE AINSWORTH PROPOSAL IN THE AMOUNT OF \$2,585.00 TO REPAIR THE BOILER  
THIS IS AN OPERATING EXPENSE.

- F. PADOT MOTORCYCLE TRAINING PROGRAM –  
MOTION: REQUESTING APPROVAL OF THE PADOT NON-OFFICE USE OF PROPERTY FORM, SUBJECT TO FINAL REVIEW AND APPROVAL OF THE SOLICITOR.  
MOTION: REQUESTING APPROVAL OF THE PADOT LICENSE AGREEMENT, SUBJECT TO FINAL REVIEW AND APPROVAL OF THE SOLICITOR.
- G. EASEMENT MAINTENANCE AGREEMENT - STATUS REPORT – SOLICITOR
- H. HVAC MAINTENANCE AGREEMENT RENEWAL  
MOTION: REQUESTING APPROVAL OF THE AINSWORTH AGREEMENT EXTENSION FOR ONE YEAR FOR HVAC MAINTENANCE.
- I. BUILDING RULES AND REGULATIONS – PROPOSED FINAL RULES -Solicitor report
- J. CPI MECHANICAL SERVICES PROPOSAL - \$12,500.00  
MOTION: REQUESTING APPROVAL OF THE PROPOSAL IN THE AMOUNT OF \$12,500.00 TO INSTALL AIR CURTAINS.  
THIS EXPENSE WILL BE PAID FROM THE RENEWAL AND REPLACEMENT FUND.
- K. W.S. CAREY ELECTRIC PROPOSAL - \$7,998.00  
MOTION: REQUESTING APPROVAL OF THE W.S. CAREY ELECTRIC PROPOSAL IN THE AMOUNT OF \$7,988.00 TO INSTALL ELECTRIC HEATING ELEMENTS IN THE CUSTOMER SERVICE LOBBY.
- L. PADOT PROPERTY USE AGREEMENT  
MOTION: REQUESTING APPROVAL OF A USE AGREEMENT WITH PADOT FOR A HOME RUN DERBY EVENT, OCTOBER 1.  
WE DO NOT HAVE A USE AGREEMENT IN PLACE.
- M. PA DEPARTMENT OF CORRECTIONS LEASEHOLD IMPROVEMENT CONSENT FORM  
MOTION: REQUESTING RESCISSION OF THE PREVIOUSLY APPROVED CONSENT FORM.  
MOTION: REQUESTING APPROVAL OF THE REVISED LEASEHOLD IMPROVEMENT CONSENT FORM IN THE AMOUNT OF \$4,085.00 TO REMOVE BATTERIES AND CABINETS.  
THIS IS A TENANT EXPENSE.

**VII. REPORT FROM THE ADMINISTRATOR  
MATTERS REQUIRING ACTION:**

- A. RBC CAPITAL MARKETS INVOICE - \$8,333.33.00 (August, 2025 Administrative Services)  
MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE RBC CAPITAL MARKETS LLC AUGUST INVOICE IN THE AMOUNT OF \$8,333.33.
- B. BEYOND THE NUMBERS INVOICE- \$5,530.00  
MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE BEYOND THE NUMBERS INVOICE IN THE AMOUNT OF \$5,530.00 FOR THE AUGUST ACCOUNTING WORK AND WORK RELATED TO THE BOARD MEETING PRESENTATIONS.
- C. POST & SCHELL INVOICE - \$21,165.00  
MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE POST & SCHELL INVOICE IN THE AMOUNT OF \$21,165.00 FOR AUGUST SPECIAL COUNSEL WORK.
- D. POST & SHELL INVOICE - \$8,310.00  
MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE POST & SCHELL SOLICITOR INVOICE IN THE AMOUNT OF \$8,310.00 FOR AUGUST SOLICITOR WORK.
- E. KREBS COMMUNICATIONS INVOICE \$3,013.72  
MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE KREBS COMMUNICATIONS INVOICE IN THE AMOUNT OF \$ FOR AUGUST WORK.

F. McNEES WALLACE & NURICK INVOICE - \$6,494.50

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE McNEES WALLACE & NURICK INVOICES IN THE AGGREGATE AMOUNT OF \$6,494.50 FOR WORK RELATED TO THE 2005 ESCROW MATTER. THE INVOICES WILL BE SUBMITTED TO BNY MELLON FOR REIMBURSEMENT.

G. SOTIRIS INVOICE - \$48.00

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE SOTIRIS INVOICE IN THE AMOUNT OF \$48.00 FOR THE ANNUAL TEAMS CONFERENCE CALL SUBSCRIPTION.

**X. DAUPHIN HIGHLANDS GOLF COURSE**

A. RATIFY THE OCTOBER 1, 2025 DEBT SERVICE PAYMENT – \$27,889.77

MOTION: REQUESTING RATIFICATION OF THE PAYMENT OF THE OCTOBER 1, 2025 DEBT SERVICE PAYMENT IN THE AMOUNT OF \$27,889.77.

B. EICHELBERGERS, INC. INVOICE - \$23,365.45

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE EICHELBERGERS, INC. INVOICE IN THE AMOUNT OF \$23,365.45 TO REPLACE THE WELL PUMP. THE WELL LINE WAS STRUCK BY LIGHTNING

THIS INVOICE WILL BE SUBMITTED FOR INSURANCE REIMBURSEMENT, SUBJECT TO THE \$5,000.00 DEDUCTIBLE.

**XI. OLD BUSINESS – NONE**

**XII. EXECUTIVE SESSION**

**XIII. ADJOURNMENT**