Dauphin County General Authority

Minutes for the September 17, 2025 Board Meeting

Present: Dave Shannon and Eric Epstein, in person; Doug Gelder 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 Vice Chair Dave Shannon, and a quorum was present. The meeting was properly advertised.

Executive Session held Between Board Meetings:

None

Approval of the August 20, 2025 Board Meeting minutes

Motion: Eric Epstein	Second: Doug Gelder	Approved 3-0

Public Comment:

None

Golf Committee Report by Chris Strand

The transfer for the month of August was $60,662.

August rounds and revenue exceeded budget.

Year to date, rounds are below budget.

August 31 Financial Report

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

RIVERFRONT OFFICE CENTER

A. The Board approved the payment to PMI in the amount of $156,320.25, for the August, 2025 operating expenses

Motion: Eric Epstein	Second: Doug Gelder	Approved 3-0

B. The Board approved the payment of three Gannett Fleming invoices in the amount of $1,474.20 and $3,593.20 in connection with the fence project and an invoice in the amount of $3,460.00 in connection with the loading dock project.
Motion: Eric Epstein Second: Doug Gelder Approved 3-0

C. The Board approved the payment of the TK Elevator invoice in the amount of $34,861.27 for work related to the modernization of elevator #2.

Motion: Eric Epstein Second: Doug Gelder Approved 3-0

D. The Board approved the Ainsworth proposal in the amount of $2,585.00 to repair the Boiler.
Motion: Eric Epstein Second: Doug Gelder Approved 3-0

E. The Board approved the Use Agreement and License Agreement for the motorcycle testing program.
Motion: Eric Epstein Second: Doug Gelder Approved 3-0

F. The Solicitor reported that the Property Maintenance Easement Agreement is being negotiated. To date, the representative of the three adjacent properties has rejected the Authority's cost sharing proposal.

G. The Board approved the one year extension of the HVAC Maintenance Agreement with Ainsworth. There is no increase in the cost.

Motion: Eric Epstein Second: Doug Gelder Approved 3-0

H. The Solicitor reported that the Building Rules and Regulations have been accepted by the tenants. A lease amendment will be required to implement the rules.

I. The Board approved the CPI Mechanical proposal in the amount of $12,500.00 to install air curtains in the customer lobby. The curtains are a replacement of the originally purchased air curtains. The original air curtains will be sold.
Motion: Eric Epstein Second: Doug Gelder Approved 3-0

J. The Board approved the W.S. Carey Electrical proposal in the amount of $7,998.00 to install electrical heating elements in the customer service lobby.
Motion: Eric Epstein Second: Doug Gelder Approved 3-0

K. The Board approved the PADOT Use Agreement for a Home Run Derby Event to be held October 1.
Motion: Eric Epstein Second: Doug Gelder Approved 3-0

L. The Board rescinded the original Consent Form and approved the PA Department of Corrections Leasehold Improvement Consent Form in the amount of $4,085.00 remove batteries and cabinets.

Motion: Eric Epstein Second: Doug Gelder Approved 3-0

M. Ms. McCoy reported that the contract bids for the perimeter fence project are due September 26.

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 August Administrative Services Agreement.

Motion: Eric Epstein Second: Doug Gelder Approved 3-0

B. Approved the payment to Beyond The Numbers in the amount of $5,530.00 August financial report and special accounting work related to the Dauphin Highlands Golf Course.
Motion: Eric Epstein Second: Doug Gelder Approved 3-0

C. The Board approved the payment of the Post & Schell invoice in the amount of $21,165.00 for August Special Counsel work.

Motion: Eric Epstein Second: Doug Gelder Approved 3-0

D. The Board approved the payment of the Post & Schell invoice in the amount of $8,310.00 for August solicitor work.

Motion: Eric Epstein Second: Doug Gelder Approved 3-0

E. The Board approved the payment of the Krebs Communications invoice in the amount of $3,013.72 for August work related to the Dauphin Highlands Golf Course.
Motion: Eric Epstein Second: Doug Gelder Approved 3-0

F. The Board approved the payment of the McNees Wallace & Nurick, LLC invoices in the aggregate amount of $6,494.50 for work related to the 2005 Escrow matter. The expense will be reimbursed by BNY Mellon.
Motion: Eric Epstein Second: Doug Gelder Approved 3-0

G. The Board approved the Sotoris invoice in the amount of $48.00 for the annual Teams video conference subscription.
Motion: Eric Epstein Second: Doug Gelder Approved 3-0

DAUPHIN HIGHLANDS GOLF COURSE

A. The Board ratified the October 1, 2025 S&T Bank Loan debt service payment in the amount of $27,889.77.

   Motion: Eric Epstein   Second: Bill Kohl   Approved 3-0.

B. The Board approved the payment of the Eichelbergers Inc. invoice in the amount of $23,365.45 to replace the well pump, due to a lightning strike. The expense has been submitted to the insurance carrier for reimbursement, subject to the annual deductible.

   Motion: Eric Epstein   Second: Doug Gelder   Approved 3-0

Old Business:

None

Executive Session:

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

Meeting adjourned at 10:00 am.