

Dauphin County General Authority

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

650 South Harrisburg Street
Harrisburg, PA 17113
Telephone: 717-985-1627

WEDNESDAY, NOVEMBER 20, 2024
DAUPHIN COUNTY GENERAL AUTHORITY BOARD OF DIRECTORS
REGULAR BOARD MEETING

- I. CALL TO ORDER
- II. APPROVAL OF THE OCTOBER 16, 2024 BOARD MEETING MINUTES
- III. PUBLIC COMMENT

IV. EXECUTIVE SESSION

THE BOARD HELD AN EXECUTIVE SESSION ON OCTOBER 28, 2024 TO DISCUSS A POTENTIAL REAL ESTATE TRANSACTION. THE ADMINISTRATOR WAS PRESENT TO PROVIDE INFORMATION.

V. RIVERFRONT OFFICE CENTER REPORT – BREANNA MCCOY

A. PMI – OCTOBER OPERATING EXPENSES - \$138,798.74

MOTION: REQUESTING APPROVAL FOR THE TRANSFER TO PMI IN THE AMOUNT OF \$138,798.74 TO PAY THE OCTOBER 2024 OPERATING EXPENSES.

B. ENTEGR SOLUTIONS, PLLC INVOICE - \$4,675.00

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE ENTEGRA SOLUTIONS, PLLC INVOICE IN THE AMOUNT OF \$4,675.00 FOR THE COOLING TOWER ENGINEERING WORK.

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

C. TKS INVOICE - \$2,287.50

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF TKS ARCHITECTS, LLC INVOICE IN THE AMOUNT OF \$2,287.50 FOR THE CUSTOMER SERVICE LOBBY PROJECT.

THIS EXPENSE IS PAID FROM THE RENEWAL AND REPLACEMENT FUND.

D. TK ELEVATOR CORPORATION INVOICE - \$450,403.56

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE TK ELEVATOR CORPORATION INVOICE #2 IN THE AMOUNT OF \$450, 403.56, PER THE CONTRACT.

THIS INVOICE WILL BE PAID FROM THE CONTINGENCY FUND.

E. ELEVATOR PROJECT – STATUS REPORT

F. PADOT CUSTOMER LOBBY – STATUS REPORT

G. FACILITIES CONCIERGE, INC. CONTRACT RENEWAL

MOTION: REQUESTING APPROVAL OF FACILITIES CONCIERGE, INC. CONTRACT EXTENSION FOR ONE YEAR.

H. SNO SERVICES LLC CONTRACT

MOTION: REQUESTING APPROVAL OF THE SNO SERVICES LLC CONTRACT, FOR A THREE-YEAR TERM.

I. PADOT LEASEHOLD IMPROVEMENT CONSENT FORM - \$467.00

MOTION: REQUESTING RAATIFICATION OF THE PADOT LEASEHOLD IMPROVEMENT CONSENT FORM IN THE AMOUNT OF \$467.00 TO REMOVE TWO POWER POLES AND TO INSTALL NEW 20 AMP CIRCUIT AND TWO QUAD OUTLETS FOR CUBIBLE. THIS IS A TENANT EXPENSE.

VI. FINANCIAL REPORTS – BEYOND THE NUMBERS

- A. FINANCIAL REPORTS – OCTOBER 31, 2024
- B. 2025 BUDGET PRESENTATION

VII. GOLF COMMITTEE REPORT

OCTOBER TRANSFER = \$72,003.00
OCTOBER REVENUE AND ROUNDS WERE GREATER THAN BUDGET.
WATER PURCHASED YEAR TO DATE IS APPROXIMATELY 75,000.00
YEAR TO DATE REVENUE IS SLIGHTLY AHEAD OF BUDGET.
FIRST HALF OF NOVEMBER HAS BEEN ABOVE BUDGET FOR ROUNDS AND REVENUE.
QUARRY WATER DISCUSSION

VIII. REPORT FROM THE ADMINISTRATOR
MATTERS REQUIRING ACTION:

- A. RBC CAPITAL MARKETS INVOICE - \$6,500.00 (October, 2024 Administrative Services)
MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE RBC CAPITAL MARKETS LLC OCTOBER INVOICE IN THE AMOUNT OF \$6,500.00.
- B. GUY P. BENEVENTANO, ESQUIRE, LLC INVOICE - \$6,782.66
MOTION; REQUESTING APPROVAL FOR THE PAYMENT OF THE GUY BENEVENTANO, ESQUIRE, LLC INVOICE IN THE AMOUNT OF \$6,782.86, INCLUDING \$116.00 FOR OUT-OF-POCKET EXPENSES.
- C. BEYOND THE NUMBERS INVOICE- \$3,400.00
MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE BEYOND THE NUMBERS INVOICE IN THE AMOUNT OF \$3,400.00 FOR THE OCTOBER ACCOUNTING WORK.
- D. POST & SCHELL INVOICE - \$11,597.00
MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE POST & SCHELL INVOICE IN THE AMOUNT OF \$11,597.00 FOR AUGUST, SEPTEMBER AND OCTOBER SOLICITOR AND SPECIAL COUNSEL WORK.
- E. OPEN RECORDS OFFICER RESOLUTION – 2024-04.
MOTION: REQUESTING APPROVAL OF THE OPEN RECORDS OFFICER RESOLUTION, APPROVING THE ADMIINSTRATOR AS THE OPEN RECORDS OFFICER.
- F. 2025 INSURANCE RENEWAL- \$162,696.00
THE 2025 POLICY RENEWAL IS IN PLACE. THE ROC BUILIDNG VALUE IS \$95,000,000 AND THE BUSINESS INTERRUPTION INSURANCE COVERAGE WILL BE 18 MONTHS (WAS 12 MONTHS).
MOTION: REQUESTING RATIFICATION OF THE 2025 INSURANCE POLICY RENEWAL, WITH ADJUSTED COVERAGE

IX. DAUPHIN HIGHLANDS GOLF COURSE

A. RATIFY THE DECEMBER 1, 2024 DEBT SERVICE PAYMENT – \$28,242.23

MOTION: REQUESTING RATIFICATION FOR THE PAYMENT OF THE DECEMBER 1, 2024 DEBT SERVICE PAYMENT IN THE AMOUNT OF \$28,242.23.

B. RATIFY THE DECEMBER 1, 2024 DEBT SERVICE PAYMENT - \$TBD

MOTION: REQUESTING RATIFICATION OF THE DECEMBER 1, 2024 IRRIGATION SYSTEM LOAN IN THE AMOUNT OF \$TBD

C. XTREME GOLF MANAGEMENT INVOICE - \$23,000.00

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE TURF EQUIPMENT INVOICE IN THE AMOUNT OF \$23,000.00 FOR BUNKER RENOVATION ON HOLE #9.

D. 2005 ESCROW/IRS DISCUSSION – STATUS REPORT

X. OLD BUSINESS

XI. EXECUTIVE SESSION

XII. ADJOURNMENT