

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

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WEDNESDAY, DECEMBER 18, 2024 DAUPHIN COUNTY GENERAL AUTHORITY BOARD OF DIRECTORS REGULAR BOARD MEETING

- I. CALL TO ORDER
- II. APPROVAL OF THE NOVEMBER 20, 2024 BOARD MEETING MINUTES
- III. PUBLIC COMMENT
- IV. EXECUTIVE SESSION
NONE
- V. RIVERFRONT OFFICE CENTER REPORT – BREANNA MCCOY
 - A. PMI – NOVEMBER OPERATING EXPENSES - \$99,153.94
MOTION: REQUESTING APPROVAL FOR THE TRANSFER TO PMI IN THE AMOUNT OF \$99,153.94 TO PAY THE NOVEMBER 2024 OPERATING EXPENSES.
 - B. OAESYS INVOICE - \$4,495.00
MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE OAESYS INVOICE IN THE AMOUNT OF \$4,495.00.
THIS EXPENSE WILL BE PAID FROM THE RENEWAL AND REPLACEMENT FUND.
 - C. AINSWORTH PROPOSAL - \$5,869.00
MOTION: REQUESTING APPROVAL OF THE AINSWORTH PROPOSAL IN THE AMOUNT OF \$5,869.00 TO REFURBISH ONE COOLING TOWER MOTOR.
THIS EXPENSE IS PAID FROM THE RENEWAL AND REPLACEMENT FUND.
 - D. OVERHEAD DOOR CO PROPOSAL - \$1,216.00
MOTION: REQUESTING APPROVAL OF THE OVERHEAD DOOR PROPOSAL IN THE AMOUNT OF \$1,216.00 TO REPAIR THE CARDBOARD COMPACTOR DOOR.
THIS INVOICE WILL BE PAID FROM THE RENEWAL AND REPLACEMENT FUND.
 - E. ELEVATOR PROJECT – STATUS REPORT
 - F. PADOT CUSTOMER LOBBY – STATUS REPORT
 - G. FACILITIES CONCIERGE, INC. CONTRACT ASSIGNMENT
MOTION: REQUESTING APPROVAL OF FACILITIES CONCIERGE CONTRACT ASSIGNMENT TO DIVERSIFIED MAINTENANCE.
 - H. PMI CONTRACT EXTENSION
MOTION: REQUESTING APPROVAL OF THE PMI CONTRACT EXTENSION FOR A THREE-YEAR TERM.

I. PADOT LEASEHOLD IMPROVEMENT CONSENT FORM - \$975.00

MOTION: REQUESTING APPROVAL OF THE PADOT LEASEHOLD IMPROVEMENT CONSENT FORM IN THE AMOUNT OF \$975.00 TO INSTALL FOUR (4) STEEL BOLLARDS AROUND THE GUARD SHACK.

THIS IS A TENANT EXPENSE.

J. NATURAL GAS CONTRACT FOR 2025

MOTION: REQUESTING APPROVAL OF THE NATURAL GAS PURCHASE CONTRACT FOR A 12 MONTH TERM AT A RATE EQUAL TO \$0.5729 PER Ccf. THE PROVIDER IS CONSTELLATION ENERGY.

K. ALL SET TILE & MARBLE INC. PROPOSAL

MOTION: REQUESTING THE APPROVAL OF THE ALLSET TILE & MARBLE INC. IN THE AMOUNT OF \$7,420.00 TO REPLACE FLOOR TILE IN THE CUSTOMER LOBBY.

L. LEASEHOLD IMPROVEMENT CONSENT - \$797.00

MOTION: REQUESTING APPROVAL OF THE LEASEHOLD IMPROVEMENT CONSENT FORM IN THE AMOUNT OF \$797.00 TO INSTALL A 50 AMP CIRCUIT.

M. CAPITOL VIEW CONSTRUCTION PROPOSAL - \$10,650.00

MOTION: REQUESTING APPROVAL OF THE CAPITOL VIEW CONSTRUCTION PROPOSAL IN THE AMOUNT OF \$10,650.00 TO REPAIR AND REPLACE ONE PARKING LOT STANDARD.

THIS EXPENSE HAS BEEN PROCESSED AS AN INSURANCE CLAIM, SUBJECT TO THE \$5,000.00 THRESHOLD.

VI. FINANCIAL REPORTS – BEYOND THE NUMBERS

A. FINANCIAL REPORTS – NOVEMBER 30, 2024

B. 2025 BUDGET PRESENTATION
MOTION: REQUESTING APPROVAL OF THE 2025 BUDGET

VII. GOLF COMMITTEE REPORT

November rounds and revenue were greater than budget.

Quarry water project cost estimate is \$131,000.

Year end revenue will be approximately \$78,000 below budget and net income is approximately equal to budget.

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

A. RBC CAPITAL MARKETS INVOICE - \$6,500.00 (November, 2024 Administrative Services)

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE RBC CAPITAL MARKETS LLC NOVEMBER INVOICE IN THE AMOUNT OF \$6,500.00.

B. GUY P. BENEVENTANO, ESQUIRE, LLC INVOICE - \$6,666.66

MOTION; REQUESTING APPROVAL FOR THE PAYMENT OF THE GUY BENEVENTANO, ESQUIRE, LLC INVOICE IN THE AMOUNT OF \$6,666.66.

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 NOVEMBER ACCOUNTING WORK.

D. POST & SCHELL INVOICE - \$12,294.00

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE POST & SCHELL INVOICE IN THE AMOUNT OF \$12,294.00 FOR OCTOBER AND NOVEMBER SOLICITOR WORK.

E. RBC CAPITAL MARKETS ADMINISTRATIVE SERVICES AGREEMENT FOR 2025

MOTION: REQUESTING APPROVAL OF THE RBC CAPITAL MARKETS AGREEMENT FOR ADMINISTRATIVE SERVICES.

F. SOTORIS INVOICE - \$48.00

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE SOTORIS INVOICE IN THE AMOUNT OF \$48.00 FOR THE 2025 TEAMS APP INVOICE

G. BEYOND THE NUMBERS AGREEMENT

MOTION: REQUESTING APPROVAL OF THE BEYOND THE NUMBERS AGREEMENT FOR 2025.

IX. DAUPHIN HIGHLANDS GOLF COURSE

A. RATIFY THE JANUARY 1, 2025 DEBT SERVICE PAYMENT – \$28,247.11

MOTION: REQUESTING RATIFICATION FOR THE PAYMENT OF THE JANUARY 1, 2025 DEBT SERVICE PAYMENT IN THE AMOUNT OF \$28,247.11.

B. IN CART TECHNOLOGY SYSTEM REQUEST FOR PROPOSAL

MOTION: REQUESTING APPROVAL OF THE IN-CART TECHNOLOGY SYSTEM REQUEST FOR PROPOSAL.

C. QUARRY WATER PROJECT AGREEMENT

D. MCNEES WALLACE & NURICK INVOICE - \$2,392.50

MOTION: REQUESTING APPROVAL FOR THE DIRECTION LETTER TO BNY MELLON FOR PAYMENT OF THE MCNEES WALLACE & NURICK INVOICE IN THE AMOUNT OF 2,392.50 FOR WORK IN CONNECTION WITH THE 2005 BNY MELLON ESCROW MATTER.

BNY MELLON WILL PAY THIS EXPENSE

X. OLD BUSINESS

XI. EXECUTIVE SESSION

XII. ADJOURNMENT