

Dauphin County General Authority

Minutes for January 21 , 2024 Board Meeting

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

Administrator: Jay Wenger.

Financial Advisor: Jay Wenger.

Solicitor: Guy Beneventano, in person.

PMI: Breanna McCoy, via video conference.

Andrew Kehl, via video conference.

Troon Management: 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.

Barb Zemlock, Chairperson, welcomed Eric Epstein to the Board.

Executive Session held Between Board Meetings:

None

Approval of January 17, 2024 Board Meeting minutes:

Motion: Dave Shannon Second: Bill Kohl

Abstain: Eric Epstein

Approved 4-0

Public Comment:

Chip Hitz, representing the YMCA Half Marathon event requested use of the ROC parking lot to facilitate their half marathon event courses on April 14. The request is because the Greenbelt path is closed, south of the ROC.

The Board directed Breanna McCoy to confirm that the tenants do not object.

Bruce Grossman, representing Tunnels to Towers, the new property owner adjacent to the ROC, and Lynda Cox, representing Tunnels to Towers introduced their organization and plan to build a transition housing project on the property. The project, known as "Eden Village" will consist of 60 studio apartments in a 3-story building and 24 cottages for homeless veterans. Residents will transition from apartments to cottages. They plan to open in 2025.

GOLF COMMITTEE REPORT

Mr. Strand reported that there will be no revenue transfer for the month of January to conserve operating cash. February rounds and revenue were slightly ahead of budget. The Grille Room has been painted and new televisions installed.

Troon presented their "Dynamic Pricing" model. The Board accepted the pricing model for 2024, following the recommendation of the Golf Committee.

Motion: Bill Kohl

Second: Dave Shannon

Approved 5-0

ADMINISTRATOR'S REPORT

Dauphin County General Authority Matters

- A. Approved the payment to RBC Capital Markets in the amount of \$6,500 for the January Administrative Services Agreement.

Motion: Bill Kohl

Second: Dave Shannon

Approved 5-0

- B. Approved payment to Guy Beneventano for legal services in the amount of \$6,872.41, including expenses in the amount of \$205.75.

Motion: Dave Shannon

Second: Bill Kohl

Approved 5-0

- C. Approved the payment to Beyond The Numbers in the amount of \$3,328.27 for the January financial statement report and 1099 reports.

Motion: Bill Kohl

Second: Dave Shannon

Approved 5-0

- D. The Board approved the payment of the McNees Wallace & Nurick LLC invoice in the amount of \$82,00.00 for work related to the 2005 Escrow and IRS filing. This expense will be reimbursed by the trustee.

Motion: Dave Shannon

Second: Bill Kohl

Approved 5-0

- E. The Board approved the payment of the RBC Capital Markets invoice in the amount of \$7,500.00 for work related to the 2005 Escrow and IRS filing. This expense will be reimbursed by the trustee.

Motion: Dave Shannon

Second: Bill Kohl

Approved 5-0

Dauphin Highlands Golf Course: Matters Requiring Action

- A. Ratified the March 1, 2024 S&T Bank Loan debt service payment in the amount of \$31,035.51.

Motion: Dave Shannon

Second: Bill Kohl

Approved 5-0

- B. The Board approved the Cowbell Cyber policy, with an initial annual premium in the amount of \$1,211.00.

Motion: Dave Shannon

Second: Eric Epstein

Approved 5-0

- C. The Board approved the payment of the BNY/Mellon trustee invoice in the amount of \$1,500.00.

Motion: Dave Shannon

Second: Eric Epstein

Approved 5-0

- D. The Board deferred the ADT Security System contract, subject to Mr. Beneventano's review of the agreement.

Old Business

None

Executive Session:

None

Other Business:

None

Meeting adjourned at 10:30 am.
