

Dauphin County General Authority

Minutes for the March 20 , 2024 Board Meeting

Present: Barb Zemlock (until 8:50), Dave Shannon and Eric Epstein, in person; Doug Gelder 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 Chair, Barb Zemlock, and a quorum was present. The meeting was properly advertised.

Dave Shannon made a motion to amend the agenda to provide for the election of a new secretary. Eric Epstein seconded the motion. The motion was approved 4-0.

Dave Shannon nominated Eric Epstein to serve as secretary. There were no other nominations. Eric Epstein seconded the motion. The motion was approved 4-0.

Executive Session held Between Board Meetings:

None

Approval of February 21, 2024 Board Meeting minutes:

Motion: Eric Epstein

Second: Dave Shannon

Approved 4-0

Public Comment:

None

RIVERFRONT OFFICE CENTER

- A. The Board approved the payment to PMI in the amount of \$257,343.00 for the February, 2024 operating expenses.

Motion: Dave Shannon

Second: Eric Epstein

Approved 4-0

- B. The Board approved the PMI project management agreement for the employee lobby renovation.
Motion: Dave Shannon Second: Eric Epstein Approved 4-0
- C. Mr. Board approved the PMI construction management invoice in the amount of \$11,878.65 for the lobby renovation project.
Motion: Dave Shannon Second: Eric Epstein Approved 4-0
- D. The Board approved the payment of the Overhead Door invoice in the amount of \$7,623.00 to repair the parking lot gate controller. The Board directed the Administrator to pursue an insurance claim.

Moton: Dave Shannon Second: Eric Epstein Approved 4-0
- E. The Board approved the Overhead Door proposal in the amount of \$1,249.00 to replace the south parking lot gate control board.

Motion: Eric Epstein Second: Dave Shannon Approved 4-0
- F. The Board approved the Hershocks proposal in the amount of \$2,582.28 to replace the employee lobby interior glass. This is not part of the employee lobby renovation project. This expense will be paid from the Renewal and Replacement Fund.

Motion: Eric Epstein Second: Dave Shannon Approved 4-0
- G. The Board approved the Water Treatment By Design three-year proposal to service the HVAC water loop. This approval is conditional, subject to supplemental language to be provided by the Solicitor.
Motion: Dave Shannon Second: Eric Epstein Approved 4-0
- H. The Board approved the YMCA Half marathon Use Agreement.
Motion: Eric Epstein Second: Dave Shannon Approved 4-0
- I. The Board did not take any action on the Capital View Construction proposal in the amount of \$5,308.45 for additional electrical work that was not part of the lobby renovation project. This matter is under review by the Solicitor.
- J. The Board approved the TK Elevator proposal to modernize the three building elevators. This approval is conditional and subject to a contract addendum to be drafted by the Solicitor.

Motion: Dave Shannon Second: Eric Epstein Approved 4-0
- K. The Board tabled the Leasehold Acceptance for the lobby renovation project and is awaiting a revised form from DGS.
Motion: Dave Shannon Second: Eric Epstein Approved 4-0

Other Business:

None

Meeting adjourned at 9:15 am.


