

Barbara A. Zemlock, Chairperson
David W. Shannon, Vice-Chairman
William D. Kohl, Treasurer
Douglas S. Gelder, Asst. Secretary/Asst. Treasurer
Eric Epstein

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

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

- I. CALL TO ORDER
- II. APPROVAL OF THE AUGUST 21, 2024 BOARD MEETING MINUTES
- III. EXECUTIVE SESSIONS
THE BOARD HELD EXECUTIVE SESSIONS ON AUGUST 30 AND SEPTEMBER 3 TO DISCUSS REAL ESTATE MATTERS.
- IV. PUBLIC COMMENT
- V. RIVERFRONT OFFICE CENTER REPORT – BREANNA MCCOY
 - A. PMI – AUGUST OPERATING EXPENSES - \$146,567.65
MOTION: REQUESTING APPROVAL FOR THE TRANSFER TO PMI IN THE AMOUNT OF \$146,567.65 TO PAY THE AUGUST 2024 OPERATING EXPENSES.
 - B. OAESYS PROPOSAL - \$4,495.00
MOTION: REQUESTING APPROVAL OF THE OAESYS PROPOSAL IN THE AMOUNT OF \$4,495.00 TO REPAIR HVAC UNIT 4-49.
THIS EXPENSE WILL BE PAID FROM THE RENEWAL AND REPLACEMENT FUND.
 - C. FENCE PROJECT – STATUS REPORT
 - D. LOADING DOCK PROJECT STATUS REPORT
 - E. PADOT REQUEST FOR EV CHARGING SPACE IN SOUTH LOT
MOTION: REQUESTING APPROVAL TO REMOVE ONE PARKING SPACE TO ACCOMMODATE ONE EV CHARGING STATION IN THE SOUTH LOT.
 - F. LINE PRO INC PROPOSAL - \$2,381.50
MOTION: REQUESTING APPROVAL OF THE LINE PR0 INC. PROPOSAL IN THE AMOUNT OF \$2,381.50 TO RE-STRIPE PARKING LOT LINES.
 - G. SETTLEMENT AGREEMENT WITH BY DESIGN CONSULTANTS, INC.
MOTION: REQUESTING APPROVAL OF THE SETTLEMENT AGREEMENT WITH BY DESIGN CONSULTANTS INC., AS PRESENTED BY MR. BENEVENTANO.
 - H. PADOT LEASEHOLD IMPROVEMENT CONSENT FORM - \$1,685.00
MOTION: REQUESTING APPROVAL OF THE PADOT LEASEHOLD IMPROVEMENT CONSENT FORM IN THE AMOUNT OF \$1,685.00 TO INSTALL WIRING FOR TWO AIR COMPRESSORS.
THIS IS A TENANT EXPENSE.
- VI. FINANCIAL REPORTS – BEYOND THE NUMBERS

A. FINANCIAL REPORTS – AUGUST 31, 2024

VII. GOLF COMMITTEE REPORT

AUGUST TRANSFER = \$20,255.73.
AUGUST REVENUE AND ROUNDS WERE BELOW BUDGET.
YEAR TO DATE, NET INCOME IS \$47,000 GREATER THAN BUDGET.
WATER PURCHASED IN JULY WAS \$31,000.00 (PAID IN AUGUST).
YEAR TO DATE IS ON BUDGET.

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

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

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

B. GUY P. BENEVENTANO, ESQUIRE, LLC INVOICE - \$6,726.16

MOTION; REQUESTING APPROVAL FOR THE PAYMENT OF THE GUY BENEVENTANO, ESQUIRE, LLC INVOICE IN THE AMOUNT OF \$6,726.16, INCLUDING \$59.50 FOR OUT-OF-POCKET EXPENSES.

C. BEYOND THE NUMBERS INVOICE- \$4,268.20

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE BEYOND THE NUMBERS INVOICE IN THE AMOUNT OF \$4,268.20 FOR THE AUGUST ACCOUNTING WORK AND QUICKBOOKS ANNUAL RENEWAL IN THE AMOUNT OF \$1,028.20.

D. 2005 ESCROW STATUS REPORT

IRS ACKNOWLEDGED RECEIPT OF THE 8038 FORM.
LETTER INDICATING NO RESPONSE AT THIS TIME.

E. PA NATIONAL INSURANCE DIVIDEND - \$903.24.

F. ROUND4 LLC INVOICE - \$75.00.

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE ROUND4 LLC INVOICE IN THE AMOUNT OF \$75.00.

IX. DAUPHIN HIGHLANDS GOLF COURSE

A. RATIFY THE OCTOBER 1, 2024 DEBT SERVICE PAYMENT – \$31,035.51

MOTION: REQUESTING RATIFICATION FOR THE PAYMENT OF THE OCTOBER 1, 2024 DEBT SERVICE PAYMENT IN THE AMOUNT OF \$31,035.51.

X. OLD BUSINESS

A. GREENBELT UPDATE – INFORMATION ONLY

XI. EXECUTIVE SESSION

XII. ADJOURNMENT