

Dauphin County General Authority

Minutes for December 21, 2022 Board Meeting

Present: Dave Shannon, in person. Todd Pagliarulo and Doug Gelder, by Zoom.

Administrator: Jay Wenger.

Financial Advisor: Jay Wenger.

Solicitor: Guy Beneventano.

PMI: Breanna McCoy, via Zoom.

Beyond The Numbers: Andrew Kehl, via Zoom.

Indigo Golf Management: Chris Strand, via Zoom, at 8:45.

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 and recorded.

Executive Session held Between Board Meetings:

None

Approval of November 16, 2022 Board Meeting minutes:

Motion: Todd Pagliarulo Second: Doug Gelder Approved 3-0

Public Comment: None. There was no inquiry from any member of the general population.

RIVERFRONT OFFICE CENTER

- A. The Board approved the payment of the CadeCor Energy and Lighting invoice in the amount of \$44,041.37 for work related to the LED lighting project. This is the final invoice. The PPL rebate is \$256,951.32.

The expense will be paid from the Contingency Fund.

Motion: Todd Pagliarulo Second: Doug Gelder Approved 3-0

- B. The Board approved the payment of the Gannett Fleming invoice in the amount of \$242.40 for work related to the East parking lot.

The expense will be paid from the Contingency Fund.

Motion: Todd Pagliarulo Second: Doug Gelder Approved 3-0

- C. The Board approved the payment of the Capitol View Construction invoice in the amount of \$536,030.90 for the East parking lot. This is the final invoice.

The expense will be paid from the Contingency Fund.

Motion: Todd Pagliarulo

Second: Douyg Gelder

Approved 3-0

- D. The Board approved the payment of the Enginuity invoice in the amount of \$3,979.00 to replace an evaporator coil in the elevator room.

This expense will be paid from the Renewal and Replacement Fund.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- E. The Board approved the payment to PMI in the amount of \$143,146.72 for the November operating expenses.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- F. The LED lighting project is approximately 100% complete.

- G. The Board approved the Floormax proposal in the amount of \$4,567.00 to replace VCT floor tiles with a medical/hospital grade product in the first floor mens bathroom.

This expense will be paid from the Renewal and Replacement Fund.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- H. The Board approved the W.S. Carey proposal in the amount of \$3,164.00 to install LED ground level lights along the walkway, at the request of the security guards.

This expense will be paid from the Contingency Fund.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- I. The Board approved the Enginuity proposal in the amount of \$3,876.00 to replace a reversing valve in unit 1-29. This expense will be paid from the Renewal and Replacement Fund.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- J. The Board approved the Enginuity proposal in the amount of \$899.00 to replace the motor sheave in unit PS-5. This expense will be paid from the Renewal and Replacement Fund.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

FINANCIAL REPORTS

The November 30, 2022 financial statements were presented by Andrew Kehl.

The 2023 budgets were presented by Andrew Kehl. The Board approved the 2023 operating budgets.

Motion: Doug Gelder

Second: Todd Pagliarulo

Approved 3-0

SOLICITOR'S REPORT –

None

FINANCIAL ADVISOR'S REPORT

Mr. Wenger reported that the Authority received a check in the amount of \$1,212.00, from an unknown person. It was determined to not deposit the check, given the uncertainty of the check.

GOLF COMMITTEE REPORT –

Mr. Strand reported that November exceeded budget and December is lagging behind budget, due to weather. Year to date, the golf course is \$154,000 ahead of budget.

Rounds are slightly greater than 50,000, year to date.

Administrator's Report:

Dauphin County General Authority Matters

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

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- B. Approved payment to Guy Beneventano for legal services in the amount of \$6,816.72, including November expenses in the amount of \$150.06.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- C. Approved the payment to Beyond The Numbers in the amount of \$2,950.00 for the November financial statement reporting.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- D. The Board approved the Verizon invoice in the amount of \$10.31. This is expected to be the final Verizon invoice.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- E. The Board approved the 2023 meeting schedule. The monthly board meetings will be held at the Dauphin Highlands clubhouse, lower level, on the third Wednesday of each month, starting at 8:00 am.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

Dauphin Highlands Golf Course: Matters Requiring Action

- A. Ratified the January 1, 2023 S&T Bank Loan debt service payment in the amount of \$31,035.50.

Motion: Todd Pagliarulo

Second: Dave Shannon

Approved 3-0

- B. The Board ratified the approval of the December 1, 2022 debt service payment for the irrigation system loan in the amount off \$17,944.44.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- C. The Board approved the payment of the PA Media Group invoice in the amount of \$224.70 for the golf cart lease request for proposal.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- D. The Board deferred the discussion of the 2023 daily rates to the January meeting.

- E. The Board approved the BMW Fence & Decks, LLC proposal in the amount of \$12,554.00 to replace the walkway railing from the parking lot to the lower level of the clubhouse. This proposal requires an initial payment in the amount of \$4,142.85.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- F. The Board tabled the Club Car golf cart fleet proposal to the January meeting and directed Mr. Strand to clarify the fleet lease details for the January board meeting.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- G. The Board approved the payment in the amount of \$6,734.00 to reimburse Troon Management for the partial payment related to the sewer pump repair.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

Old Business

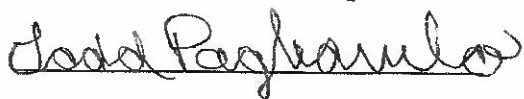
None

Executive Session:

None

Other Business: None

Meeting adjourned at 9:45 am.

A handwritten signature in cursive script that reads "Todd Pagliarulo". The signature is written in black ink and is positioned above a horizontal line.

Todd Pagliarulo, Secretary