Dauphin County General Authority

Minutes for July 20, 2022 Board Meeting

Present: Barb Zemlock, Dave Shannon and Todd Pagliarulo in person, Doug Gelder and Bill Kohl by

Zoom.

Administrator: Jay Wenger.

Financial Advisor: Jay Wenger.

Solicitor: Guy Beneventano.

Beyond The Numbers: Andrew Kehl, via Zoom.

Indigo Golf Management: Chris Strand, via Zoom, at 8:30.

The meeting was called to order at 8:13 am, by the Chair, Barb Zemlock, and a quorum was present. The meeting was properly advertised.

Executive Session held Between Board Meetings:

None

Approval of June 15, 2022 Board Meeting minutes:

Motion: Dave Shannon

Second: Bill Kohl

Approved 5-0

Approval of July 11, 2022 Board Meeting minutes:

Motion: Todd Pagliarulo

Second: Dave Shannon

Approved 5-0

Public Comment: None

RIVERFRONT OFFICE CENTER

A. The Administrator reported that the Solicitor and Capital View Construction are reviewing a contract.

B. The Board approved the payment of the Gannett Fleming invoice in the amount of \$3,555.09 for work related to the East Parking Lot.

The expense will be paid from the Contingency Fund.

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 4-0

C. The Board approved the payment to PMI in the amount of \$176,723.00 for the June operating expenses.

Motion: Bill Kohl

Second: Todd Pagliarulo

Approved 4-0

- D. The Solicitor reported that the 5th floor renovation project is on hold, pending a response from the tenant.
- E. The Solicitor reported that the LED lighting project contract is being reviewed by Cade Cor and should be signed within the next two weeks.
- F. The Board approved the Enginuity proposal in the amount of \$9,973.00 to replace a fan in the South cooling towner.

This expense will be paid from operations.

Motion: Dave Shannon

Second: Bill Kohl

Approved 5-0

G. The Board approved the payment of the Wilmington trust invoice in the amount of \$1,560.00 for the annual trustee fee in connection with the 2019 bank loan.

This expense will be paid from operations.

Motion: Bill Kohl

Second: Dave Shannon

Approved 5-0

FINANCIAL REPORTS

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

SOLICITOR'S REPORT -

None

FINANCIAL ADVISOR'S REPORT

Mr. Wenger reported that the 2023 Gaming Grant application will be submitted following the meeting.

Mr. Wenger provided an updated long-range cash flow report in connection with the Riverfront Office Center. The cash flow model projects a shortfall in 2027 to pay the sub debt due January 1, 2028.

GOLF COMMITTEE REPORT -

Mr. Strand reported that June was a record month for revenue and year to date revenue exceeded budget. The cash transfer for the month of June was \$119,535.00.

Mr. Strand indicated that Indigo Golf Management continues to work to receive the Liquor license renewal.

Administrator's Report:

Dauphin County General Authority Matters:

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

Motion: Bill Kohl

Second: Todd Pagliarulo

Approved 5-0

B. Approved payment to Guy Beneventano for legal services in the amount of \$6,834.05, including June expenses in the amount of \$167.38.

Motion: Bill Kohl

Second: Todd Pagliarulo

Approved 5-0

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

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 5-0

D. The Board approved the payment to Verizon in the amount of \$71.45 for the month of June.

Motion: Todd Pagliarulo

Second: Dave Shannon

Approved 5-0

E. The Board approved the payment in the amount of \$253.71 to PA Media Group for the Dauphin Highlands bunker project legal advertisement.

Motion: Todd Pagliarulo

Second: Dave Shannon

Approved 5-0

Dauphin Highlands Golf Course: Matters Requiring Action

A. Ratified the August 1, 2022 S&T Bank Loan debt service payment in the amount of \$31,035.51.

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 5-0

B. The Board approved the payment in the amount of \$7,298.49 due to Singer Equipment Company for the final payment in connection with the purchase of kitchen equipment.

Motion: Todd Pagliarulo

Second: Bill Kohl

Approved 5-0

C. The Board approved the payment in the amount of \$10,700.00 to Willies Paving Company for cart path paving.

Motion: Dave Shannon

Second: Todd Paglliarulo

Approved 5-0

D. The Board rejected all bids related to the bunker repairs and tee work, due to higher than anticipated cost. Directed Mr. Strand to obtain price quotes to re-build two tees, holes 15 and 17.

Old Business

None

Executive Session:

None

Other Business: None

Meeting adjourned at 9:30 am.

Todd Pagliarulo, Secretary