

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 Engenuity proposal in the amount of \$9,973.00 to replace a fan in the South cooling tower.

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.

- 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.

A handwritten signature in black ink, appearing to read "Todd Pagliarulo", written over a horizontal line. The signature is stylized and includes a large, circular flourish at the end.

Todd Pagliarulo, Secretary