

Dauphin County General Authority

Minutes for the June 19, 2024 Board Meeting

Present: Barb Zemlock, Doug Gelder and Eric Epstein, in person and Bill Kohl 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.

Chris Strand, Troon Golf Management, in person.

The meeting was called to order at 8:00 am, by the Chairperson, Barb Zemlock, and a quorum was present. The meeting was properly advertised.

Executive Session held Between Board Meetings: None

Approval of May 15, 2024 Board Meeting minutes:

Motion: Eric Epstein

Second: Doug Gelder

Approved 4-0

Public Comment:

None

RIVERFRONT OFFICE CENTER

- A. The Board approved the payment to PMI in the amount of \$154,841.85 for the May, 2024 operating expenses.

Motion: Eric Epstein

Second: Doug Gelder

Approved 4-0

- B. The Board approved the Ainsworth invoice in the amount of \$7,556.00 for the repair of HVAC unit 4-49. This expense will be paid from the Renewal and Replacement Fund.

Motion: Eric Epstein

Second: Doug Gelder

Approved 4-0

- C. The Board approved the Hershock's Inc. proposal in the amount of \$604.04 to replace a broken window, caused by a bullet strike.
This expense will be paid from Operations.

The Board asked if the surveillance video provided any information as to the actual cause. Ms. McCoy reported that the video does not provide information, but a police report was filed and the City of Harrisburg police were on site.

Motion: Eric Epstein

Second: Doug Gelder

Approved 4-0

- D. The Board approved the Triangle Fire Protection proposal in the amount of \$1,175.00 to repair a broken fire suppressant head.
This expense will be paid from operations.

Motion: Eric Epstein

Second: Doug Gelder

Approved 4-0

- E. South Parking Lot Fence Project status report.

The Board approved the New Holland Chainlink proposal in the amount of \$57,300.00, as the qualified lowest bid. Four bids were received. This award is subject to a project contract that is approved by the solicitor.

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

Motion: Eric Epstein

Second: Doug Gelder

Approved 4-0

- F. Loading Dock Project.

A proposed addendum to the Master Agreement has been provided to Gannett Fleming for their review and approval. Work on the loading dock will likely occur in 2025.

The Board discussed the need for the Property Committee to meet monthly, as it has since 2015. The Board agreed that the Property Committee will determine if monthly meetings are warranted.

May 31 Financial Report

Mr. Kehl provided an overview of the financial statements, as of May 31, 2024.

Both the Riverfront Office Center and the Dauphin Highlands golf course are performing close to the 2024 budgets. There are not any notable variances to budget.

SOLICITOR'S REPORT – None

FINANCIAL ADVISOR'S REPORT – None

GOLF COMMITTEE REPORT

Mr. Strand reported on behalf of the Golf Committee. May revenue was less than budget, with several non-playable days, due to rain, including weekend days.

The first half of June has been nearly without rain and rounds and revenue are tracking ahead of budget.

Year to date is very close to budget.

Given the recent lack of rain, Troon expects to begin purchasing water in late June.

The cash transfer at the end of April is \$55,420.

Dynamic pricing is in use and Troon continues to monitor the system for improvements.

Mr. Strand informed the Board that Troon has had preliminary discussions with the quarry, next to the golf course, to determine if they are willing to provide water. A new connection to the quarry will require some capital investment and no pricing has been provided, as of the meeting date.

They expect the bunker renovation on hole #9 to be done in late July.

Tee renovations are under consideration, for late fall.

ADMINISTRATOR'S REPORT

Dauphin County General Authority Matters

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

Motion: Eric Epstein

Second: Doug Gelder

Approved 4-0

- B. Approved payment to Guy Beneventano for legal services in the amount of \$6,792.96, including expenses in the amount of \$126.30.

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

- C. Approved the payment to Beyond The Numbers in the amount of \$3,240.00 for the May financial statement report.

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

- D. Approved the Mike Mahalo Photography invoice in the amount of \$482.30. This work is related to the new DCGA website.

Motion: Eric Epstein

Second: Doug Gelder

Approved 4-0

- E. Mr. Wenger reported that McNees Wallace & Nurick is still working with the Internal Revenue Service to resolve the 2005A escrow issues, particularly the missing 8038 form.

Dauphin Highlands Golf Course: Matters Requiring Action

- A. The Board ratified the July 1, 2024 S&T Bank Loan debt service payment in the amount of \$31,037.72.

Motion: Eric Epstein Second: Doug Gelder Approved 4-0

- B. The Board ratified the June 1, 2024 loan payment in the amount of \$142,786.62 in connection with the irrigation system loan.
This expense will be submitted to the Gaming Grant Board for reimbursement.

Motion: Eric Epstein Second: Bill Kohl Approved 4-0

- C. Weather Policy
Mr. Wenger reported that the Golf Committee discussed a weather policy and that Fairway IQ and Tagmaster have been identified as potential hardware and software providers.
The Board directed the Golf Committee, along with the Solicitor, to develop a request for proposal to be considered at the July board meeting.

- D. The Board approved the payment of the BNY Mellon invoice in the amount of \$1,500.00 for the annual trustee fee in connection with the Series of 2022 S&T Bank loan.

Motion: Eric Epstein Second: Bill Kohl Approved 4-0

- E. The Board approved the payment of the Turf Equipment invoice in the aggregate amount of \$140,192.85 for the purchase of a Reelmaster 5010-H mower in the amount of \$80,747.59, a Greensmaster 3300 Triflex Hydraulic mower in the amount of \$50,349.21 and a Lely Broadcaster in the amount of \$9,096.05.

Motion: Eric Epstein Second: Bill Kohl Approved 4-0

- F. The Board approved the payment of two McNees Wallace & Nurick, LLC invoices in the aggregate amount of \$6,181.50 for work related to the 2005 escrow account.

Motion: Eric Epstein Second: Doug Gelder Approved 4-0

Old Business:

The Board discussed the status of the website development. Mr. Beneventano provided a link for board members to review the site. Subject to board member approval, the website is ready to operate.

Executive Session: None

Other Business:

None

Meeting adjourned at 9:38 am.


