

Dauphin County General Authority

Minutes for June 21, 2023 Board Meeting

Present: Barb Zemlock, Dave Shannon, Todd Pagliarulo and Doug Gelder, in person.

Administrator: Jay Wenger.

Financial Advisor: Jay Wenger.

Solicitor: Guy Beneventano, in person.

PMI: Breanna McCoy, via Zoom.

Beyond The Numbers: Andrew Kehl, via Zoom.

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

Executive Session held Between Board Meetings:

None

Approval of May 17, 2023 Board Meeting minutes:

The May 17 meeting minutes were approved with changes to item C, Riverfront Office Center and item F, Dauphin Highlands Golf Course.

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 4-0

Public Comment:

None

May 31 Financial Report

Mr. Kehl presented the May 31 financial report, with no significant variances to budget noted.

RIVERFRONT OFFICE CENTER

- A. The Board approved the payment of the Enginuity, LLC invoice in the amount of \$776.00 for the replacement of a T-Stat in HVAC unit HP 1-15.

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

Motion: Todd Pagliarulo

Second: Dave Shannon

Approved 4-0

- B. The Board approved the payment of the Engenuity, LLC invoice in the amount of \$3,876.00 to replace the TXV in HVAC unit HP 3-1.

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

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 4-0

- C. The Board approved the payment of the Reynolds Restoration Services, Inc. invoice in the amount of \$4,171.47 for repairs related to the catered event fire. This expense will be paid with proceeds received from the caterer.

Motion: Todd Pagliarulo

Second: Dave Shannon

Approved 4-0

- D. The Board approved the payment to PMI in the amount of \$137,053.60 for the May operating expenses.

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 4-0

- E. PMI provided the monthly kilowatt consumption report. Since the completion of the LED project, the kilowatt hours have been lower than the comparable year ago months. The savings, thus far, have been approximately \$84,000. The projected payback on the LED project is 18 months.

- F. PMI provided a contact at Thyssenkrup and Mr. Beneventano will contact them to begin discussing the elevator renovation project and will provide a status report at the July board meeting.

- G. The Board approved the Capitol View Construction contract in the aggregate amount of \$240,000.00 for the employee lobby project.

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

Motion: Todd Pagliarulo

Second: Dave Shannon

Approved 4-0

- H. The Board approved the Overhead Door Co. proposal in the amount of \$645.00 to repair the dumpster doors and the upper parking lot entrance gate.

This expense will be paid from operations.

Motion: Dave Shannon

Second: Todd Pagliarulo

Approved 4-0

- I. The Board conditionally approved the Morefield Communications proposal in the amount of \$4,203.91 to replace a security camera. This approval is subject to an Addendum to the Master Service Agreement.

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

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|--|----------------------|-------------------------|--------------|
| | Motion: Dave Shannon | Second: Todd Pagliarulo | Approved 4-0 |
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- R. The Board approved the Pyramid Construction proposal in the amount of \$450.00 to repair window flashing.
- | | | | |
|--|-------------------------|----------------------|--------------|
| | Motion: Todd Pagliarulo | Second: Dave Shannon | Approved 4-0 |
|--|-------------------------|----------------------|--------------|
- S. The Board approved the Pyramid Construction proposal in the amount of \$5,260.00 to replace wood window sills.
This expense will be paid from operations.
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| | Motion: Todd Pagliarulo | Second: Dave Shannon | Approved 4-0 |
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- T. The Board approved the OAESYS proposal in the amount of \$1,920.00 to upgrade the HVAC control systems graphics and remote controls.
This expense will be paid from operations.
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| | Motion: Dave Shannon | Second: Todd Pagliarulo | Approved 4-0 |
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- U. The Board ratified the Pyramid Construction Indemnity Agreement in connection with the VOPA project.
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| | Motion: Dave Shannon | Second: Todd Pagliarulo | Approved 4-0 |
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- V. The Board approved the Lessor Consent Acceptance for the concrete polishing project.
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| | Motion: Dave Shannon | Second: Todd Pagliarulo | Approved 4-0 |
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- W. PMI discussed the requirement to bid the janitorial services contract for the current contract, expiring October 31, 2023.
- X. The Board ratified the Parking Agreement with VOPA. This agreement was executed May 31.
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| | Motion: Todd Pagliarulo | Second: Dave Shannon | Approved 4-0 |
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- Y. The Board approved the Leasehold Improvement Change Order in the amount not to exceed \$16,240.00 for the changes to the Card Access System.
This is a tenant expense.
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| | Motion: Todd Pagliarulo | Second: Dave Shannon | Approved 4-0 |
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SOLICITOR'S REPORT –

None

FINANCIAL ADVISOR'S REPORT

None

- C. Mr. Beneventano provided a status report regarding the Indigo Golf Management contract. Mr. Beneventano indicated he has discussed the contract with Indigo Golf Management and is on schedule to have a completed contract by the end of the summer.

Old Business

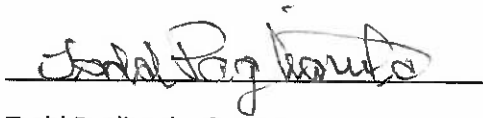
- A. Mr. Beneventano indicated he will have a status report for the new website, at the July Board meeting.

Executive Session:

The Board held an executive session to obtain the advice of legal counsel in connection with pending legal matters involving VOPA's construction project near the ROC. The Administrator and Breanna McCoy were present to provide material information.

Other Business: None

Meeting adjourned at 9:55 am.

A handwritten signature in black ink, appearing to read "Todd Pagliarulo", is written over a horizontal line.

Todd Pagliarulo, Secretary