

Dauphin County General Authority

Minutes for November 15, 2023 Board Meeting

Present: Dave Shannon, Doug Gelder and Todd Pagliarulo, 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.

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.

Executive Session held Between Board Meetings:

None

Approval of October 18, 2023 Board Meeting minutes:

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

Public Comment:

None

October 31 Financial Report

Mr. Kehl provided an overview of the October financial statements. Both the ROC and the Dauphin Highlands golf course are performing better than the respective budgets.

Mr. Kehl presented the 2024 budgets. The 2024 budgets will be presented for approval at the December board meeting.

RIVERFRONT OFFICE CENTER

- A. The Board approved the payment to PMI in the amount of \$113,939.34 for the October operating expenses.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- B. The Board approved the Pyramid Construction invoice in the amount of \$18,450.00 for six projects that were identified in the 2022 Engineer's building assessment. This expense will be paid from operations.

Motion: Todd Pagliaruo

Second: Doug Gelder

Approved 3-0

- C. Elevator Modernization Project

Mr. Beneventano reported that he is working with Thyssenkrup to develop a contract for the modernization of the elevators.

- D. Employee Lobby Project

The Board met in executive session to discuss potential legal matters regarding the elevator project and the lobby renovation project, now underway. Both Breanna McCoy and Jay Wenger, as Administrator, were present to provide factual information.

- E. The Board approved the Alera Group 2024 insurance policy in the amount of \$101,022.00.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- F. The Board approved the Capitol View Construction proposal in the amount of \$27,027.00 for the 2024 HVAC maintenance contract.

This expense will be paid from operations.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- G. The VOPA project.

Ms. McCoy reported that the water and sewer lines will be installed in the coming weeks. The installation will not cause any disruption to the ROC property.

- H. Greenbelt Path Project.

Ms. McCoy reported that Doug Hill, representing the Greenbelt, contacted PMI and the DCGA to indicate they are working with the "new" owners of the adjacent property to discuss a new path from the railroad bridge to the river.

- I. The Board approved a PADOT Lessor Consent in the amount of \$699.00 to install electric wiring for ADA doors. This is a tenant expense.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- J. The Board approved a PADOT Lessor Consent in the amount of \$5,403.00 to install hardware for ADA doors.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- K. The Board approved the PADOT Lessor Consent request in the amount of \$854.00 to install electrical outlets.

- D. The Board approved hiring McNeese Wallace & Nurick, as legal counsel, and RBC Capital Markets, as Calculation Agent, at the request of BNY Mellon, as trustee for the 2005 bonds, in connection with the 2005 advance refunding escrow account. BNY Mellon will reimburse the Authority was expenses incurred related to this matter and BNY Mellon is responsible for any financial penalty imposed by the IRS.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

Dauphin Highlands Golf Course: Matters Requiring Action

- A. Ratified the December 1, 2023 S&T Bank Loan debt service payment in the amount of \$31,035.51.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- B. Mr. Wenger reported the new golf cart fleet and lawn mowers will be funded with an advance from the DCGA Administrative account.

- C. The Board approved the 2024 insurance policy provided by Alera Group, at an annual cost in the amount of \$38,070.00.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- D. The Board approved the payment of the Aspen Outdoors invoice in the amount of \$8,279.20 for the purchase of two robotic mowers. The mowers have been delivered, but will not be in service until 2024.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- E. The Board approved the payment of the Golf Cart Services invoice in the amount of \$5,683.54 for the purchase of one utility cart.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- F. The Board approved the payment of the Sotoris invoice in the amount of \$48.00 for annual TEAMS subscription.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

- G. The Board approved the payment of the Sotoris invoice in the amount of \$4,026.94 for conference room video conference equipment and installation.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

H. The Board approved the payment of the Growing Solutions LLC invoice in the amount of \$22,450.00 for the reconstruction of the tee boxes on hole #4 and hole #15.

Motion: Todd Pagliarulo

Second: Doug Gelder

Approved 3-0

Old Business

A. Website Development

Ms. Zemlock and Mr. Shannon will discuss the proposed content.

Executive Session:

The Board held an executive session to obtain the advice of legal counsel in connection with potential legal matters. The Administrator was present to provide material information.

Other Business: None

Meeting adjourned at 9:50 am.



Dave Shannon - Vice Chair
Todd Pagliarulo, Secretary