

Dauphin County General Authority

Minutes for the February 19, 2025 Board Meeting

Present: Barb Zemlock, Dave Shannon and Eric Epstein in person. Doug Gelder and Bill Kohl, by video conference.

Administrator: Jay Wenger.

Solicitor: Theresa Mongiovi, in person.

Post & Schell: John Dornberger at 8:45

Krebs Communications and Public Engagement LLC, Jeannette Krebs, in person

PMI: Breanna McCoy, via video conference.

Andrew Kehl, via video conference.

Troon: Chris Strand, in person

The meeting was called to order at 8:01 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 the December 18, 2024 Board Meeting minutes

Motion: Dave Shannon	Second: Eric Epstein	Approved 5-0
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Approval of January 15, 2025 Board Meeting minutes:

Motion: Eric Epstein	Second: Dave Shannon	Approved 5-0
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Public Comment:

None

RIVERFRONT OFFICE CENTER

- A. The Board approved the payment to PMI in the amount of \$154,404.18 for the January, 2025 operating expenses

Motion: Eric Epstein	Second: Bill Kohl	Approved 5-0
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- B. The Board approved the payment of the TKS invoice in the amount of \$2,239.050 for work related to the customer service lobby.

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

Approved 5-0

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

Approved 5-0

- This expense will be paid from the Contingency Fund.

Approved 5-0

- Approved 5-0

- Approved 5-0

- Approved 5-0

- Approved 5-0

- Approved 5-0

- J. The Board approved soliciting a proposal from G.R. Sponaugle for the electrical panel cleaning and repair work, as outlined in the G. R. Sponaugle report. The contract will be done pursuant to the COSTARS bidding program.

Motion: Eric Epstein

Second: Bill Kohl

Abstain: Dave Shannon

Approved 4-0

- K. The Board discussed the request for one EV charging station in the south lot. The tenant wants the Authority to meter the charging station and to invoice the tenant, monthly. No action was taken on the matter.

- L. The Board discussed the motorcycle testing request and directed PMI, the Solicitor and the Administrator to schedule a meeting with DGS and the tenant to discuss the request.

- M. PMI asked the Board to approve negotiating an Easement with the three adjacent property owners for the driveway access around the ROC. The Board agreed to proceed with a proposal to present to the adjacent property owners.

- N. The Board approved the payment of the 2024 ROC PILOT to Dauphin County in the amount of \$760,000.00, pursuant to the terms of the PILOT and the Trust Indenture.

Motion: Dave Shannon

Second: Eric Epstein

Approved 5-0

- O. The Board approved the Pyramid Construction proposal in the amount of \$99,050.00 for the customer service lobby project. The Pyramid Construction proposal is the lowest cost of the three proposals received.

Motion: Eric Epstein

Second: Bill Kohl

Approved 5-0

January 31 Financial Report

Mr. Kehl provided an overview of the financial statements, as of January 31, 2025.

SOLICITOR'S REPORT – None

FINANCIAL ADVISOR'S REPORT – None

GOLF COMMITTEE REPORT

January rounds and revenue are below budget, due to weather.

The first two weeks of February are below budget, also due to weather.

New ceiling tiles were ordered for the Grill Room and Golf Shop.

2025 memberships sold are approximately 80% of budget.

TROON is working to resolve the security video retention issue.

Barb Zemlock left the meeting at 10:00.

Dauphin County General Authority Matters

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

DAUPHIN HIGHLANDS GOLF COURSE

- A. The Board ratified the March 1, 2025 S&T Bank Loan debt service payment in the amount of \$28,247.13.

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

- B. The Board approved Resolution 2025-01 to prepay \$150,000.00 in connection with the DHGC loan with S&T Bank, Series of 2022.

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

- C. The Board tabled the EZ-GO proposal in connection with the in-cart technology project.

Motion: Dave Shannon

Second: Eric Epstein

Approved 5-0

- D. The Board table the quarry water line RFP, pending review by the Solicitor.

Motion: Bill Kohl

Second: Dave Shannon

Approved 5-0

- E. The Board approved the payment of the McNees Wallace & Nurick LLC invoice in the amount of \$2,392.50 for work related to the 2005 Escrow/BNY Mellon. This expense was reimbursed to the Authority by BNY Mellon.

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

- F. The Board approved the payment of the S&T invoice in the amount of \$84.00 for the annual UCC filing fee.

Motion: Eric Epstein

Second: Bill Kohl

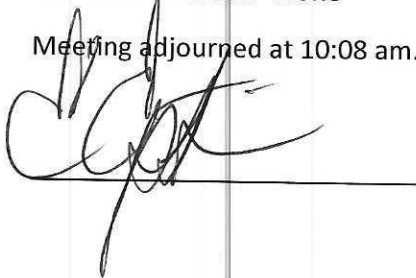
Approved 4-0

Old Business:

None

Executive Session: None

Meeting adjourned at 10:08 am.

A handwritten signature in black ink, appearing to be 'Eric Epstein', is written over a horizontal line.