

Dauphin County General Authority

Barbara A. Zemlock, Chairperson
David W. Shannon, Vice-Chairperson
Eric Epstein, Secretary
Bill Kohl, Treasurer
Doug Gelder, Assistant Secretary/ Assistant Treasurer

650 South Harrisburg Street
Harrisburg, PA 17113
Telephone: 717-985-1627

WEDNESDAY, FEBRUARY 19, 2025 DAUPHIN COUNTY GENERAL AUTHORITY BOARD OF DIRECTORS REGULAR BOARD MEETING

- I. CALL TO ORDER
- II. APPROVAL OF THE DECEMBER 18, 2024 BOARD MEETING MINUTES
APPROVAL OF THE JANUARY 15, 2025 BOARD MEETING MINUTES
- III. PUBLIC COMMENT
- IV. EXECUTIVE SESSION
NONE
- V. RIVERFRONT OFFICE CENTER REPORT – BREANNA MCCOY
 - A. PMI – JANUARY OPERATING EXPENSES - \$154,404.18
MOTION: REQUESTING APPROVAL FOR THE TRANSFER TO PMI IN THE AMOUNT OF \$154,404.18 TO PAY THE JANUARY 2025 OPERATING EXPENSES.
 - B. TKS INVOICE - \$2,239.50
MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE TKS INVOICE IN THE AMOUNT OF \$2,239.50 IN CONNECTION WITH THE CUSTOMER SERVICE LOBBY PROJECT.
THIS EXPENSE WILL BE PAID FROM THE RENEWAL AND REPLACEMENT FUND.
 - C. GANNETT FLEMING INVOICES- \$692.00 AND \$2,768.00
MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF TWO GANNETT FLEMING INVOICES IN THE AGGREGATE AMOUNT OF \$3,460.00 FOR DESIGN WORK RELATED TO THE LOADING DOCK RENOVATION PROJECT..
THIS EXPENSE IS PAID FROM THE RENEWAL AND REPLACEMENT FUND.
 - D. TKS INVOICE - \$31,462.34
MOTION: REQUESTING APPROVAL OF THE TKE INVOICE IN THE AMOUNT OF \$31,462.34 IN CONNECTION WITH THE 2024 BUILDING ASSESSMENT STUDY.
THIS EXPENSE WILL BE PAID FROM THE CONTINGENCY FUND.
 - E. TKE – CHANGE ORDER \$6,460.00
MOTION: REQUESTING RATIFICATION OF THE TKE CHANGE ORDER IN THE AMOUNT OF \$6,460.00 FOR CRANE. THIS WORK WILL BE PERFORMED ON OFF HOURS, WITH OVERTIME LABOR.
 - F. TKE CHANGE ORDER PROPOSAL – \$2,766.00
MOTION: REQUESTING APPROVAL OF THE CHANGE ORDER IN THE AMOUNT OF \$2,766.00 TO INSTALL ELEVATOR WALL PINS TO SUPPORT PADDING AND TO PURCHASE WALL PADS.
THIS EXPENSE WILL BE PAID FROM OPERATIONS.

G. GANNETT FLEMING PROPOSAL - \$26,000.00

MOTION: REQUESTING APPROVAL OF THE GANNETT FLEMING PROPOSAL IN THE AMOUNT OF \$26,000.00 TO PROVIDE ENGINEERING WORK RELATED TO THE PROPERTY PERIMETER FENCNG PROJECT.

THIS EXPENSEWILL BE PAID FROM THE RENEWAL AND REPLACEMENT FUND.

H. AINSWORTH PROPOSAL - \$27,837.00.

MOTION: REQUESTING APPROVAL OF THE AINSWORTH PROPOSAL IN THE AMOUNT OF \$27,837.00 FOR ANNUAL HVAC INSPECTIONS.

THIS EXPENSE WILL BE PAID FROM OPERATIONS.

H. PADOT LEASEHOLD CONSENT IMPROVEMENT CONSENT - \$802.00

MOTION: REQUESTING APPROVAL OF THE PADOT LEASEHOLD IMPROVEMENT CONSENT IN THE AMOUNT OF \$802.00 TO INSTALL A 6W OUTLET.

THIS IS A TENANT EXPENSE.

I. ELECTRICAL SYSTEM REPAIR

MOTION: REQUESTING APPROVAL TO CONTRACT WITH G.R. SPONAUGLE FOR THE RECOMMENDED ELECTRICAL PANEL CLEANING AND REPAIR. THE CONTRACT WORK WLL BE PERFORMED WITH G.R. SPONAUBLE UNDER THE COSTARS BIDDING PROGRAM.

J. EV CHARGING STATION – DISCUSSION

K. PADOT MOTORCYCLE TRAINING PROGRAM – DISCUSSION

L. PROPERTY EASEMENT

MOTION: REQUESTING APPROVAL TO DIRECT PML, SOLICITOR AND ADMINISTRATOR TO NEGOTIATE A PRIOPERTY EASEMENT AGREEMENT WITH VOPA, TUNNELS TO TOWERS AND ALDEN VILLAGE IN CONNECTION WITH THE SHARED DRIVEWAY.

M. PAYMENT IN LIEU OF TAXES TO COUNTY OF DAUPHIN FOR 2024 - \$760,000

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE 2024 PILOT IN THE AMOUNT OF \$760,000.

N. PADOT CUSTOMER LOBBY PROJECT

MOTION: REQUESTING APPROVAL OF THE PYRAMID CONSTRUCTON PROPOSAL IN THE AMOUNT OF \$99,050.00 FOR THE PADOT CUSTOMER LOBBY PROJECT. THIS IS THE LOWEST COST OF THE THREE PROPOSALS RECEIVED.

VI. **FINANCIAL REPORTS – BEYOND THE NUMBERS**

A. **FINANCIAL REPORTS – JANUARY 31, 2025**

VII. **GOLF COMMITTEE REPORT**

VIII. **REPORT FROM THE ADMINISTRATOR
MATTERS REQUIRING ACTION:**

A. RBC CAPITAL MARKETS INVOICE - \$8,333.33.00 (January, 2025 Administrative Services)

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE RBC CAPITAL MARKETS LLC JANUARY INVOICE IN THE AMOUNT OF \$8,333.33.

B. BEYOND THE NUMBERS INVOICE- \$3,598.09

MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE BEYOND THE NUMBERS INVOICE IN THE AMOUNT OF \$3,589.09 FOR THE JANUARY ACCOUNTING WORK AND 1099 OUT OF POCKET EXPENSES.

- C. POST & SCHELL INVOICE - \$20,647.00
MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE POST & SCHELL INVOICE IN THE AMOUNT OF \$20,647.00 FOR DECEMBER AND JANUARY SPECIAL COUNSEL WORK.

- D. REQUEST FOR PROPOSAL – DAUPHIN HIGHLANDS GOLF COURSE
MOTION: REQUESTING APPROVAL OF THE REQUEST FOR PROPOSAL DOCUMENT IN CONNECTION WITH THE DAUPHIN HIGHLANDS GOLF COURSE.

- E. SUB COMMITTEE FOR GOLF COURSE PUBLIC RELATIONS
MOTION: ESTABLISH A COMMITTEE OF TWO BOARD MEMBERS AND THE ADMINISTRATOR TO WORK WITH THE COMMUNICATIONS CONSULTANT.

- F. KREBS COMMUNICATION AND PUBLIC ENGAGEMENT LLC AGREEMENT
MOTION: REQUESTING APPROVAL OF THE KREBS COMMUNICATION AND PUBLIC ENGAGEMENT LLC AGREEMENT IN CONNECTION WITH PUBLIC COMMUNICATIONS, AT AN HOURLY RATE EQUAL TO \$250.00.

- G. POST & SCHELL INVOICE –11,100.00
MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE POST & SCHELL INVOICE IN THE AMOUNT OF \$11,100.00 FOR JANUARY SOLICITOR WORK.

IX. DAUPHIN HIGHLANDS GOLF COURSE

- A. RATIFY THE MARCH 1, 2025 DEBT SERVICE PAYMENT – \$28,247.13
MOTION: REQUESTING RATIFICATION OF THE PAYMENT OF THE MARCH 1, 2025 DEBT SERVICE PAYMENT IN THE AMOUNT OF \$28,247.13.
THE LOAN BALANCE IS \$5,917,064.60.

- B. RESOLUTION 2025-01 – S&T BANK LOAN PREPAYMENT
MOTION: REQUESTING APPROVAL OF RESOLUTION 2025-01 FOR THE OPTIONAL REDEMPTION IN THE AMOUNT OF \$150,000 IN CONNECTION WITH THE DAUPHIN HIGHLANDS GOLF COURSE LOAN, SERIES OF 2022.

- C. EZ GO IN-CART TECHNOLOGY PROPOSAL
MOTION: REQUESTING APPROVAL OF THE EZ GO IN-CART TECHNOLOGY PROPOSAL, WITH 7" MONITORS AND MESSAGING SOFTWARE CAPABILITY. THE INSTALLATION COST IS \$5,290.00 AND THE ANNUAL COST WILL BE \$31,998.00.

- D. WATER LINE RFP
MOTION: REQUESTING APPROVAL OF THE WATER LINE REQUEST FOR PROPOSAL TO INSTALL A WATER LINE AND PROVIDE ELECTRICITY FROM THE QUARRY TO THE POND ON HOLE #18.

- H. MCNEES WALLACE & NURICK INVOICES - \$2,392.50
MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE MCNEES WALLACE & NURICK INVOICES IN THE AGGREGATE AMOUNT OF \$2,392.50 IN CONNECTION WITH THE BNY MELLON, 2005 ESCROW MATTER.
THE PAYMENT FROM BNY MELLON WAS SENT TO THE AUTHORITY.

- I. S&T BANK INVOICE - \$84.00
MOTION: REQUESTING APPROVAL FOR THE PAYMENT OF THE S&T BANK INVOICE IN THE AMOUNT OF \$84.00 FOR THE ANNUAL UCC FILING FEE.

X. OLD BUSINESS

XI. EXECUTIVE SESSION

XII. ADJOURNMENT