

Dauphin County General Authority

Minutes for the March 19, 2025 Board Meeting

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

Administrator: Jay Wenger.

Solicitor: Theresa Mongiovi, 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 8:06 am, by the Vice Chairperson, Dave Shannon, and a quorum was present. The meeting was properly advertised.

Executive Session held Between Board Meetings:

None

Approval of the February 19, 2025 Board Meeting minutes

Motion: Dave Shannon

Second: Doug Gelder

Approved 4-0

Public Comment: None

February 28 Financial Report

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

RIVERFRONT OFFICE CENTER

- A. The Board approved the payment to PMI in the amount of \$258,003.13, for the February, 2025 operating expenses

Motion: Eric Epstein

Second: Doug Gelder

Approved 4-0

- B. The Board approved the payment of the Gannett Fleming invoice in the amount of \$346.00 for engineering work related to the loading dock renovation project.

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

Motion: Bill Kohl

Second: Doug Gelder

Approved 4-0

- C. The Board approved the Triangle Fire Protection Inc. proposal in the aggregate amount of \$8,870.00 for work related to the elevator modernization project. This change order is due to recent changes to the City of Harrisburg building code.

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

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

- D. Ms. McCoy presented the proposed Building Use Regulations for board review and comment. There were no comments and Ms. McCoy will forward the Building Use Regulations to DGS for review.

- E. Ms. McCoy provided a summary of the necessary changes to extend video retention to 365 days. It will cost approximately \$115,000 to upgrade the servers to accommodate the storage capacity.

Mr. Shannon inquired if a hybrid system of onsite and off-site storage is possible and potentially less expensive. PMI will review.

Mr. Shannon asked if additional cameras are needed and if there are "blind spots" in the parking lots. PMI will review the coverage.

- F. The Board approved the PADOT Leasehold Consent Improvement in the amount of \$4,108.98 to install a CAT-6 line from the 4th floor to the security shack.

This is a tenant expense.

Motion: Bill Kohl

Second: Doug Gelder

Approved 4-0

- G. The Board approved the Probation and Parole Leasehold Improvement Consent in the amount of 1,340.00 for equipment improvements in the conference room.

This is a tenant expense.

Motion: Bill Kohl

Second: Eric Epstein

Approved 4-0

- H. The Board discussed the motorcycle testing request and proposed sheds the contractor will move onto the parking lots. The board rejected the proposed sheds and asked PMI to discuss alternative storage options with PADOT, including the construction of one or more pole buildings that the DCGA would own. In addition, the Board wants to eliminate the shed currently on site. Ms. Mongiovi suggested the Pole barns could be constructed pursuant a COSTARS like purchasing organization.

- I. The Board approved the School Bus Training Use Agreement.

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

- J. The Board approved the Pyramid Construction agreement.

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

- K. The Board approved the G.R. Sponaugle proposal in the amount of \$99,598.00 to clean and repair the electrical panel. This work will require the building to be de-energized and the work will be done after 5:00pm. The work will be performed pursuant to a COSTARS contract.

Motion: Eric Epstein

Second: Doug Gelder

Abstain: Dave Shannon

Approved 3-0

- L. The Board discussed the request to install one EV charging station in the south lot. PADOT will not agree to a credit card reader and insists that a sub meter has to be installed and the Authority will invoice PADOT for electricity consumption. PMI is waiting for a construction and installation proposal before any action is taken.

The EV charging station will require a lease amendment.

- M. PMI and Ms. Mongiovi presented a proposed easement agreement. After a brief discussion, the Board directed the solicitor to develop an easement agreement for review.

- N. The Board approved the Ainsworth Inc. proposal for annual HVAC maintenance.

Motion: Bill Kohl

Second: Eric Epstein

Approved 4-0

SOLICITOR'S REPORT – None

FINANCIAL ADVISOR'S REPORT – None

GOLF COMMITTEE REPORT

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

2025 memberships sold are approximately equal to 2024 memberships.

Tee box renovations will begin this year.

Mr. Strand indicated the cost for two new utility carts is approximately \$16,000.

ADMINISTRATOR'S REPORT

Dauphin County General Authority Matters

- A. Approved the payment to RBC Capital Markets in the amount of \$8,333.33 for the February Administrative Services Agreement.

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

- B. Approved the payment to Beyond The Numbers in the amount of \$6,335.00 for the February financial report and work related to the 2024 audit process.

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

- C. The Board approved the payment of the Post & Schell invoice in the amount of \$12,870.00 for February special counsel work.

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

- D. The Board approved the Krebs Communication and Public Engagement LLC invoice in the amount of 43,638.72 for February work.

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

- E. The Board approved the Post & Schell solicitor invoice for the month of February in the amount of \$12,300.00.

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

- F. The Board approved the Round 4 LLC invoice in the amount of \$75.00 for website work.

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

- G. The Board approved the payment of the PA Media invoice in the amount of \$70.80 for the golf course RFP notice.

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

- H. The Board approved the payment of the Boyer & Ritter audit invoice #1 in the amount of \$12,000.00.

Motion: Eric Epstein

Second: Bill Kohl

Approved 4-0

Mr. Kohl left the meeting at 10:15.

DAUPHIN HIGHLANDS GOLF COURSE

- A. The Board ratified the April 1, 2025 S&T Bank Loan debt service payment in the amount of \$27,914.64.

Motion: Eric Epstein

Second: Doug Gelder

Approved 3-0

- B. Ms. Mongiovi presented the Use Agreement in connection with the proposed water line to the quarry. The Board directed TROON and Mr. Wenger to meet and discuss with the quarry owner.

- C. The Board directed the Administrator to join the Sourcewell Purchasing Organization.

Motion: Eric Epstein

Second: Doug Gelder

Approved 3-0

- D. The Board approved the EZ-GO proposal for in-cart technology, subject to review and approval of the solicitor and enrollment in the Sourcewell purchasing organization.

Motion: Eric Epstein

Second: Doug Gelder

Approved 3-0

- E. The Board discussed the Knight Security proposal for video retention and determined to continue discussing the video retention options.

Old Business:

- A. The Board approved the letter that expresses support for the Greenbelt Association's grant request for funds to improve Sycamore Street to accommodate the new Greenbelt path. The new path does to cross the Riverfront Office Center property.

Motion: Eric Epstein

Second: Doug Gelder

Approved 3-0

Executive Session: None

Meeting adjourned at 10:36 am


