

Lorain Port Authority
Board of Directors
Regular Meeting
Tuesday, August 14, 2018, at 7:00 p.m.

Board of Directors: Ms. Carr, Mrs. Cook; Messrs. Bansek, Davila, Kusznr, Mullins, Nielsen, Zellers and Zgonc

Staff: Tom Brown, Executive Director
Yvonne Smith, Accountant
Tiffany McClelland, Economic Development Specialist
Kelsey Leyva, Office Manager
Michael Brosky, Esq., Legal Advisor

Guests: Gail Bonsor, Lorain Growth Tourism Committee/Brewfest
Howard Ross, Brewfest/Franklin Brewing Co.

I. Roll Call

A. The meeting was called to order at 7:08 p.m. by Chairman Brad Mullins with roll call indicating a quorum present.

II. Pledge of Allegiance

III. Report of Officers

A. Chairman

1. Correspondence:

a. Labor Day Celebration sponsorship request: Mr. Brown explained he received a letter from Joe Rhibar, secretary to Local UAW 2000. The event coincides with Labor Day and is set to take place September 2. Mr. Brown said this is a community event the Port has consistently sponsored. He recommends continuing to be a co-sponsor. Mr. Mullins asked about what the sponsorship would entail. Mr. Brown said in the past the site fees were waived, but the Port is now exclusively offering partnerships and sponsorships. Mr. Mullins questioned the group following through, referencing a time in the past when the group was unable to have the event despite submitting an application and having the fees waived. Mr. Zgonc noted that only happened one year. Mr.

Brown said it looks like all systems are a go. The letter was submitted on July 13. Mr. Brown said he hasn't worked with the group directly, however, the event was successful the last two years. It's a free event about promoting labor. Mr. Zgonc moved to sponsor the event. Mr. Zellers asked for clarification regarding the sponsorship. Mr. Brown said as a sponsor we provide the site. Mr. Mullins asked about advertising for the Port. Ms. Leyva said the Labor Day Celebration flyer names Black River Landing as the location. Mr. Brown said the Port can work with groups to ensure the Port logo is included on advertisements. Mr. Nielsen seconded Mr. Zgonc's motion. Motion carried.

B. Executive Director

1. Board Boat Tour: Mr. Brown said it's a bit short notice, but the Jet Express Wine Tasting Cruise is coming up on August 16, 2018. Board members and a plus one are welcome to come down to Black River Landing, get on the boat and enjoy an evening on Lake Erie. If that's too short of notice, staff can make arrangements for shuttle boat tours at a time convenient for each board member. He said he would be happy to follow up with an email containing the details. Mr. Brown is asking for board feedback on the date and time. Mr. Zellers said he's good to attend the Wine Tasting Cruise. Mr. Davila, Mr. Brosky, Mr. Zgonc and Mr. Kusznir are not available August 16. Mr. Brown said another option is the Craft Beer Tasting Cruise on Friday, October 5. A formal invite for October 5 will be send out as well.
2. Beer Pour Friday, August 31, 2018, at Rockin' on the River: This is a fundraising opportunity for the Port Works Levy Committee at the Who's Bad, Michael Jackson tribute show. Mr. Brown said there are options to sell tokens, pour beer or serve drinks. Invite friends and family to join. Mr. Brown said any time donated would be appreciated. It's a good way to make quick money and it's fun. Mr. Mullins asked that an email invite be sent out. Mr. Brown said it starts at about 5 p.m. and goes until about 11

p.m. We can cycle people throughout the night, but we need to know availability.

IV. Report of Committees

A. Contract Management Committee

1. Mr. Zgonc said he had nothing to report. He asked for an update on Kelleys Island Ferry Boat Line project. Mr. Brown said negotiations haven't taken place, but drawings are in the final review stage. Once the budget is reallocated once again, which should happen in October, we should very shortly after be going out to bid. After that, it's a good year to build the vessel. If all goes well, the vessel should be ready beginning of 2020. TAI is out of Michigan. They have the DOT experience we need, and they have proven to be a good firm. Mr. Zellers asked about the reallocating of the budget and what happens if the funds are no longer available. Ms. McClelland said the Port would receive five percent of whatever was completed, but that's worst-case scenario and Ms. McClelland doesn't see that happening.
2. Shiffler contract: Mr. Zgonc asked if the LED upgrade project was completed. Mr. Brown said it's 99 percent complete. We're waiting for the new timers to be installed. Black River Landing, Riverside Park, Lakeside Landing, and the LoCo Yaks building are done. Mr. Brown said the change is noticeable at all locations, but Riverside Park was under lit for years and it is now a shining jewel. The East Side bathroom and ramp received a spotlight.
3. Mr. Mullins asked about the hotel and if any updates were available. Mr. Brown said the hotel had a small water leak issue but that has since been addressed. He said Ms. Radhika Reddy is waiting on the title insurance, which is the last piece of financing through a Michigan bank. Major construction cannot commence until the title insurance is in place. Once that happens, Mr. Brown is hoping to have a press conference in the next two weeks. Construction can start that day. Ms. Reddy wanted to start work sooner and didn't anticipate the holds she's experienced. All

contracts are in place. General contractor's license is filed with the city. Roof and masonry work will likely get started before the winter weather sets in. Following that will be the windows.

4. Ground Maintenance Contract: Mr. Zgonc asked about the grounds maintenance contract and performance of MTC Horticultural Services. Mr. Brown said the season saw successes and failures, but overall the site is improving.

B. Strategic Development Plan Committee

1. Mr. Brown said he was given a few names to contact regarding the marina issue and it has been far more challenging than he initially thought it would be to schedule interviews. One guy withdrew. One guy had a great first interview, but busy schedules made it difficult to plan the second. Mr. Brown said he would like to have a third interview and talk to a few more consultants. We're behind schedule but working to wrap up that process. Second to that, Mr. Brown said he and Ms. McClelland discovered while at a conference in Erie, PA that they had a similar issue we do. Three or four years ago they entered a triple-net lease and it worked out great. Mr. Brown and Ms. McClelland traveled to PA again today for a work session to learn the ins and outs of running a marina. It's a moving target as far as what the best process. Ms. Carr said the interviews alone have been quite educational on the available options. Mr. Mullins said it also opened his eyes to the possibilities we have as a port authority. Mr. Brown added that the Port recently hosted the Expression of Interest meetings and the NAIOP event. We're seizing every opportunity to work with developers and consultants and showcase Lorain.

C. Marketing and Public Affairs Committee

1. Mr. Bansek said the committee met at 6:30 p.m. The formality is the committee recommended not moving forward with the MOU from the county commissioners, as it is currently written, for recycling cans at Port Authority properties. Ms. Carr moved to accept the committee's recommendation. Mr. Mullins seconded. Motion carried.

D. Grounds Maintenance and Capital Improvements Committee

1. Mr. Nielsen said the committee hasn't met in a while, but the blacktop has been sealed at Black River Landing. Mr. Brown said the maintenance list for 2018 included the blacktop at Black River Landing and the pier repair. Both are complete. Landscaping has been a moving target, Mr. Brown said. He went on a walkthrough with MTC Horticultural Services and a few beds are proving to be problematic. The weeds are pulled, and they come right back. We're going to blank out some of the beds and quotes are coming. Will aggressively replant grass in the off season in preparation for 2019. The "Rick Novak Way" bed will be revamped. Two trees near the 100th Stop memorial didn't survive and will be removed, as well as two other trees on the site. Once some of the beds are blacked out, they will have the possibility of a redesign in the future. If the budget allows, some projects may be completed in the fall or winter. If not, the plan is to pick back up in 2019. The gate at Black River Landing is complete, as well as the sidewalk. The irrigations system was acting up and required a minor repair. Mr. Brown said overall, we're keeping a good pulse on it. Couple more steps before we get where we want to be. Mr. Mullins said Mr. Dan Given with the City of Lorain wants the Port to look into watering the grass with water from the Black River. Mr. Brown said he would research the possibility. We would need a pump, and the pump would require maintenance. It's with looking into. Mr. Zellers asked about the water bills and if we pay for sewer. Mrs. Smith said not for the irrigation. It is metered separately. Mr. Mullins asked about the overall cost for water. Mrs. Smith said \$2,000 easy. She said additional funds are actually needed in that line item due to the rise in costs. Mr. Brown said staff tries not to run the irrigation too often, but the site dries out rapidly.

E. Financial Planning and Audit Committee

1. Mr. Davila said he had nothing to report.
2. Then and Now Certificate: Mrs. Smith said there were no then and now certificates that require board approval.

F. Bylaws and Personnel Committee

1. Mrs. Cook said she had nothing to report.

V. Other Business

- A. None.

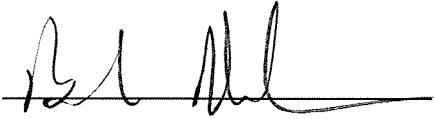
VI. Public Comment

- A. Mr. Ross thanked the Port Authority for hosting Brewfest again in 2018.

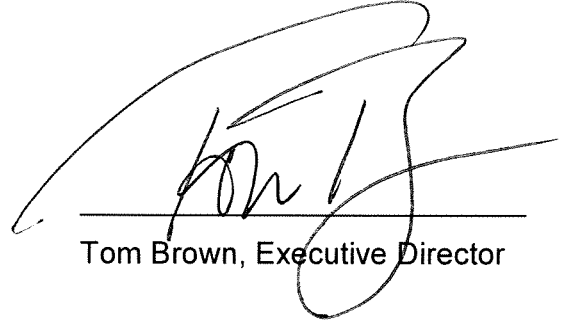
People who never visited Black River Landing couldn't believe they hadn't heard of it before. He said bringing people to the city is the goal. Mr. Ross said the Brewfest brand is important to him. It's growing, and people refer to it by name. The logo was changed slightly this year as it was the fifth annual event. Mr. Ross is part of Franklin Brewing and he said he learns something at every beer event he attends. They were able to do more advertising this year than they've ever done, including through social media too. Brewfest coasters were printed for the first time and were distributed through local businesses and restaurants. Overall, there were no issues at the event, which had more people this year than ever before. More volunteers participated than ever before, too. Next year, their plan is to continue growing the event. Mrs. Bonsor said she still hasn't balanced the books. Mr. Ross said early bird ticket sales were great and almost 700 tickets were sold by the Friday before the event. Mrs. Bonsor said only one t-shirt and one game didn't sell, but every other sponsorship sold. Mr. Bansek asked for a rough estimate of total attendees. Mrs. Bonsor said close to 2,000, if not more. Chris Nabakowski estimated 3,500. Brewfest also joined the Ohio Craft Brewers Association this year. It's the only event registered. This could make it easier to get new brewers.

VII. Adjournment

- A.** There being no further business to come before the committee, Ms. Carr moved to adjourn. Mr. Davila seconded. Meeting adjourned at 7:46 p.m.



Brad Mullins, Chairman



Tom Brown, Executive Director