

Lorain Port Authority
Board of Directors
Regular Meeting
Tuesday, May 14, 2019, at 7:00 p.m.

Board of Directors: Mrs. Cook; Messrs. Bansek, Mullins, Nielsen, Sommers, 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: Trudy Salim
Rick Payerchin

I. Roll Call

A. The meeting was called to order at 7:00 p.m. by Chairman Brad Mullins with roll call indicating a quorum present.

II. Pledge of Allegiance

III. Report of Officers

A. Chairman

1. Mr. Mullins congratulated the board and staff on their efforts to ensure the passing of the levy. It passed with a 65% approval.
2. Correspondence: None.

B. Executive Director

1. Removing Port from Lorain Sailing & Yacht Club Lease: Mr. Brown said last month we made a motion, due to city's change in stance on the arrangement with the Lorain Sailing and Yacht Club. City wants the revenue. They passed an ordinance removing us from the agreements. We wanted a resolution ratifying the motion and the signatures on the ordinance. Mr. Nielsen asked Mr. Brosky about being removed from the lease. They can no longer give property without competitive bidding. May be illegal. Mr. Brosky said could be. We're released? Mr. Brosky said yes,

100%. At the time when the lease needs renegotiated, it'll need to be done differently. Moved by Mrs. Cook. Second by

2. Proposal for Bringing Back the Black: Mr. Brown is working with Nalu Standup Paddle & Surf. They want to have their Bringing Back the Back Paddle Sports Race and Festival at our site on Saturday, June 1. They're working with our Marine Patrol and the Coast Guard for approval. They thought about using Black River Wharf as the launch location, but instead decided Black River Landing would work better. Mr. Brown wants the board's support to sponsor and not charge. It won't take staff time or cost us any extra. They'll start in the morning and be out by 2 p.m. It's an exposure event. We'll be listed on all literature. They have insurance. Mr. Bansek moved to approve. Mr. Nielsen seconded. Motion carried.
3. Request for Paver Donation for Lorain Streetscape: Mr. Brown said one of the features the city wants to have in the streetscape are pavers. We have some and Mr. Nielsen has been storing them for about two years. The city wants to see how many we have. Mr. Brown said we have no use for them and can't sell them. He wants support to donate the pavers. Mr. Zgonc asked about our name being in it. Mr. Brown said he could ask. The pavers would be on an island as part of the streetscape. Mr. Bansek said get rid of them. Mr. Nielsen moved to donate the pavers. Second by Mr. Bansek. Motion carried.

IV. Economic Development Director.

- A. Kelley's Island Addendum: Ms. McClelland said this was mentioned last month and passed via a motion due to time constraints. On the table is a one-page amendment from ODOT. It makes changes to LPA agreement entered into two years ago. They wanted to include the estimated amount for building the vessel and to specify the limits of the federal funds. All other costs are incurred by the local agency, Kelley's Island. A point of contention was that ODOT wanted money in escrow before an amount was established. Mr. Brosky confirmed the motion allowed the action to take place. The resolution ratifies the action.

Mr. Mullins presented:

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO EXECUTE AN AMENDMENT TO THE LOCAL PUBLIC AGENCY FEDERAL LOCAL-LET PROJECT AGREEMENT ENTERED INTO BETWEEN THE LORAIN PORT AUTHORITY AND THE OHIO DEPARTMENT OF TRANSPORTATION ON MARCH 7, 2017 FOR THE PURPOSE OF ADMINISTERING FUNDS TO BUILD A FERRY BOAT FOR THE KELLEY'S ISLAND FERRY BOAT LINE.

Mr. Sommers moved to approve Resolution No. 2019-21. Second by Mr. Zellers. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution Passed

V. Report of Committees

A. Contract Management Committee

1. Somers Agency Insurance Proposal: Mr. Zellers explained the committee met prior to the board meeting to discuss the insurance proposal. We entered a three-year agreement with Somers Agency last year. They provided an updated quote for 2019 and reported on what they've done in the first year representing the Port. The committee moved to accept the proposed rates.

Mr. Mullins presented:

A RESOLUTION AUTHORIZING PAYMENT TO SOMERS AGENCY, LLC FOR INSURANCE COVERAGE POLICIES FOR THE AGENCY.

Mr. Zellers moved to approve Resolution No. 2019-22. Seconded by Mr. Nielsen. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution Passed

2. Steel Components Quotes: Mr. Zellers said \$50,000 is budgeted for the project. Mr. Brown and his staff will reach back out to the companies who provided the lowest three quotes. Staff will find someone in the painting industry to help with the decision. Then the committee will meet again to

decide which company will get the job. Mr. Zellers will be available if interviews are necessary.

B. Strategic Development Plan Committee

1. Mr. Brown said interviews will happen next week concerning the Marina EOI. He will report on that in the future.

C. Marketing and Public Affairs Committee

1. Mr. Bansek said he had nothing to report.

D. Grounds Maintenance and Capital Improvements Committee

1. Mr. Nielsen said sidewalks are going in at Victory Park. He wants to have a meeting soon but not prematurely. Mr. Brown said he is pushing the city's law office to get everything ready for transfer. He's also talking to tree companies to get some work done at the park. He wants to have it looking nice by Memorial Day. Mr. Brown doubts the transfer will occur by then, but he's trying to speed up the process to get the property. Grass will be cut soon, if it hasn't been already. Mr. Nielsen will keep in touch with Mr. Brown about when to meet.

E. Financial Planning and Audit Committee

1. April 2019 Financial Statement: Mr. Davila and Mr. Kuszniir couldn't make it tonight to review the financials, so this item is held for next month.
2. Budget Amendment: Mrs. Smith said we want to increase property management by \$20,000. Need more in there for projects. Both are within the general fund.

Mr. Mullins presented:

A RESOLUTION RATIFYING EXPENDITURES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO REVISE THE 2019 OPERATING BUDGET, TRANSFER AND APPROPRIATE FUNDS AND REQUEST AN AMENDED CERTIFICATE OF ESTIMATED RESOURCES FROM THE COUNTY AUDITOR.

Mrs. Cook moved to accept Resolution No. 2019-23. Mr. Zgonc seconded. Roll call vote as follows:

Ayes: 7

Nays:

Abstain: 0

Resolution Passed

3. Then and Now (Tom Brown) Certificate: Mrs. Smith said this was with Baker Tilly. The contract started in March before the purchase order was open. We will work to prevent this in the future.

Mr. Mullins presented:

A RESOLUTION TO APPROVE APPROPRIATIONS (THEN AND NOW CERTIFICATE) FOR THE LORAIN PORT AUTHORITY.

Mr. Nielsen moved to accept Resolution No. 2019-24. Mr. Kuszniir seconded. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution Passed

F. Bylaws and Personnel Committee

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

VI. Other Business

- A. Mr. Brown said Friday, May 24 is the first pour date for the Port Authority at the Rockin' on the River Concert. He asked the board to send in their hours of availability. We'll volunteer from 5-11 p.m. Local unions want to help if we need additional volunteers.
- B. The Lorain County Chamber's Golf Outing is June 6, 2019. Anyone interested in making a four-person team should email Mr. Brown.
- C. Staff learned today Receptionist Lynn Van Wagnen is in the hospital. Please keep her in your prayers.
- D. Mr. Brown handled the Lorain Historical Society's Annual Meeting and authorized a sponsorship table. Ms. Radhika Reddy is the keynote speaker. Mr. Sommers and Mr. Mullins are interested in attending.
- E. Mr. Zgonc asked about sending anything to the outgoing mayor. Mr. Brown said he's talked with Mr. Ritenauer. He said he can craft a letter to send. Moved by Mr. Zgonc. Second by Mr. Zellers. Motion carried.
- F. Next month is quarterly strategic plan update.

VII. Public Comment

- A. Ms. Trudy Salim said she lives nearby on Lakeside Avenue and wanted to attend. She loves the cleaned-out trees and shrubs on Lakeside. She said it

was cleaned up really well and thanked the Port for having it done. She asked for website to be updated more regularly.

VIII. Executive Session: Purposes of Property Disposition


A. Mr. Nielsen moved to enter executive session. Second by Mrs. Cook. Roll call vote carried unanimously with seven (7) ayes.

Mr. Nielsen moved to exit executive session. Second by Mr. Sommers.

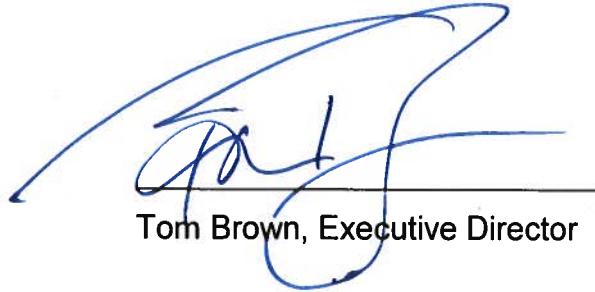
Motion carried.

IX. Adjournment

A. There being no further business to come before the board, Mr. Bansek moved to adjourn. Mr. Sommers seconded. Meeting adjourned at 7:35 p.m.



Brad Mullins, Chairman



Tom Brown, Executive Director