

**Lorain Port Authority
Board of Directors
Regular Meeting
Tuesday, September 10, 2019, at 7:00 p.m.**

Board of Directors: Mrs. Cook; Messrs. Bansek, Davila, Kusznir, Mullins, Nielsen Sommers, and Zgonc

Staff: Tom Brown, Executive Director
Yvonne Smith, Accountant
Tiffany McClelland, Economic Development Director
Kelsey Leyva, Office Manager
Mike Brosky, Attorney

Guests: Gail Bonsor, Caboose Committee
Rick Payerchin, Morning Journal

I. Roll Call

A. The meeting was called to order at 7:03 p.m. by Chairman Brad Mullins with roll call indicating a quorum present.

II. Pledge of Allegiance

III. Disposition of Meeting Minutes

A. **July 9, 2019, Regular Board Meeting:** Without question, Mr. Davila moved to approve. Second by Mr. Sommers. Motion carried.

B. **August 1, 2019, Special Board Meeting:** Without question, Mr. Zgonc moved to approve. Second by Mr. Bansek. Motion carried.

IV. Report of Officers

A. Chairman

1. Correspondence: Mr. Brown said he handled a few minor items, including a fundraiser.

B. Executive Director

1. Caboose Update & Fundraiser: Mr. Brown said Mrs. Gail Bonsor is in attendance. The Caboose is on site at the south end of Back River Landing. The group is seeking funds and sponsorships. They submitted a letter for a Hobo Stew Fundraiser. They're asking us to waive the deposit and rental fees. Mr. Brown is recommending a blanket motion to be a

cosponsor of all caboos fundraising endeavors. Mrs. Bonsor said she has t-shirts for sale as one of the fundraisers. They just received the second order of shirts and are getting requests for children's sizes. They're excited to have the caboose at the Landing and want to get it moved to the north end of the site eventually. PPG wants to furnish paint for the caboose. They even want to sandblast and more. The caboose committee will meet with PPG tomorrow. It took two months to get it from 23rd Street to 14th Street. It was actually pushed to 13th Street. Fantastic video presentation on www.loraincaboose.org. Lots of photos and information. Inside needs repainted and the group may remove a few items, but they will leave it historically accurate. Mrs. Bonsor said the committee is fantastic. They have members who refurbished the train years ago and former CSX workers. The group of about 12 people meet every Wednesday. They just finished a raffle and first prize was \$1,000. Mr. Nielsen sponsored the tickets and it brought in \$1,200. Next fundraiser is Hobo Stew Night. It's similar to a chili cookoff. They're inviting fire and police departments and other groups to make Hobo Stew their way. Some committee members attended another hobo night to get an idea of the setup. The group is also asking for permission to have fire on the property. Eventually, they want this to be a yearly event and add a costume contest and maybe a flea market. It took a whole day to get the caboose to the site. They added 80 tons of limestone, 40 here and 40 at 14th Street, to level the train tracks. Raymond Plumbing is donating heating and cooling so the caboose can be used year-round. Lots of in-kind donations. Mr. Sommers moved to become cosponsors moving forward. Mr. Nielsen seconded. Motion carried.

2. Labor Day Celebration Wrap-up: Mr. Brown said we were partners with this event and have historically sponsored it. Since we did not have a meeting in August, we didn't make a formal motion. Mr. Brown is asking for a motion to retroactively sponsor the event. Mr. Mullins asked for a description of the Port's involvement. Mr. Brown said we provide the site.

He asked for a blanket motion to sponsor the event in 2019 and in the future, meaning the Port provides the site Black River Landing. The Labor Day Celebration still turns in a deposit to reserve the space. Motion by Mr. Nielsen. Second by Mr. Zgonc. Motion carried

3. Rockin' on the River Wrap-up: Mr. Brown said we had a very successful season. A few record nights and a couple underattended but overall a smooth year. The promoter Mr. Bob Early is excited about next year. Last year we extended Rockin' for 2020 and 2021. We engaged Mr. Early about extending it further. A resolution was sent out today that would ensure a 10-year partnership, extending the contract to 2024. Mr. Bansek moved to add the resolution to the agenda. Second by Mr. Nielsen. Motion carried.

Mr. Mullins presented:

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXTEND THE CONTRACT WITH FALLS RIVER CONCERTS DBA ROCKIN' ON THE RIVER THREE ADDITIONAL YEARS, ENDING ON SEPTEMBER 15, 2024.

Mr. Nielsen moved to accept Resolution No. 2019-29. Second by Mr. Bansek. Roll call vote as follows:

Ayes: 8 Nays: 0 Abstain: 0 Resolution Passed

4. Steel Components Painting Quotes: Earlier this year we requested quotes for the painting of the steel components at Black River Landing. The board asked for an expert to review the submitted quotes. That took a little longer than anticipated. Due to the end of the season coming, the top contractor wouldn't be able to schedule the work until 2020. We asked for an updated quote and it increased by \$2,500. The price is still much cheaper than the next best quote. Our expert, with 30 years' experience in ODOT, thought Reardon Painting had the most detailed prep work. We reported earlier this evening to the contract committee and are looking for board approval.

Mr. Mullins presented:

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO ENTER INTO AN AGREEMENT WITH W. REARDON'S PAINTING, LLC FOR PROFESSIONAL SERVICES RELATIVE TO THE REQUEST FOR QUOTES TO PREP AND PAINT OF ALL STEEL COMPONENTS AT BLACK RIVER LANDING.

Mrs. Cook moved to accept Resolution No. 2019-30. Second by Mr. Sommers. Roll call vote as follows:

Ayes: 8 Nays: 0 Abstain: 0 Resolution Passed

V. Economic Development Director

A. Ms. McClelland said she had nothing to report.

VI. Report of Committees

A. Contract Management Committee

1. Mr. Zellers was absent. Mr. Zgonc had no report.

B. Strategic Development Plan Committee

1. Mr. Kuszniir said there will be a meeting planned soon to discuss the stage top and create a list of recurring sponsorships. Another topic to discuss are the properties the Port owns and which to sell.

C. Marketing and Public Affairs Committee

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

D. Grounds Maintenance and Capital Improvements Committee

1. Victory Park: Mr. Nielsen said the committee met prior to the regular meeting. Quotes were received to have some problem trees removed from the property and other improvements. Mr. Nielsen asked for a motion to approve the work scheduled by Mr. Brown. Motion by Mr. Sommers. Second by Mrs. Cook. Motion approved.

2. 2019 Grounds Report: Mr. Nielsen said we're in good shape.

3. Possible 2020 Projects: Staff will review budget to determine which projects to prioritize.

E. Financial Planning and Audit Committee

1. July 2019 Financial Statement: Mr. Davila said he and Mrs. Smith looked at payees and receipts. Nothing out of the ordinary. He and Mrs. Smith did notice over \$40,000 in outstanding checks. One is \$14,000. Mrs. Smith said that is for the US Army Corps of Engineers from 2018. She has been contacting them to have them cash it and hasn't had much luck yet. Motion to approve by Mr. Davila. Second by Mrs. Cook. Motion carried.
2. August 2019 Financial Statement: Saved for next month.
3. Levy Income Review: Mr. Davila said the levy fund review. We're good up to 2024 with the new levy. We should be maintaining about \$650,000 each year. Average about \$50,000 in delinquent taxes. New levy starts in 2020. Mrs. Smith said at the bottom the amounts are combined. Mr. Davila asked about the tax abatements and how it affects us. Mrs. Smith said it should be an increase from the west side of Lorain. The total is \$819,615.
4. Then and Now Certificate: Mrs. Smith said there were no then and now's requiring board approval.

F. Bylaws and Personnel Committee

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

VII. Other Business

- A. Mr. Bansek asked about what's in the levy account. Mr. Brown said more in it today than there was during election season. We earned more than we spent.

VIII. Public Comment

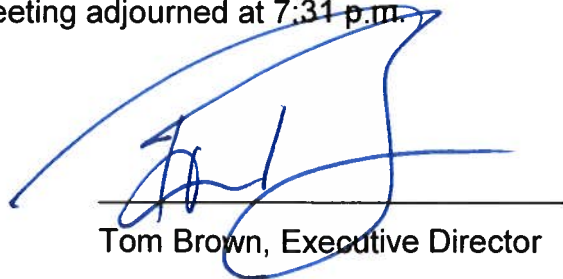
- A. None.

IX. Adjournment

- A. There being no further business to come before the board, Mr. Davila moved to adjourn. Mr. Nielsen seconded. Meeting adjourned at 7:31 p.m.



Brad Mullins, Chairman



Tom Brown, Executive Director