

Rules and Regulations for Black River Landing Transportation Center

Facility

Free parking is available for your meeting or event. The building, 421 Black River Lane, Lorain, OH 44052, includes 120 chairs and 15 eight-foot rectangular tables for you to use free of charge. **No** tables or chairs are to be removed from the building for any reason. The room is approximately 73' x 33' with a capacity of 183 people. The building does **NOT** include a stove or refrigeration.

Rental of the building **does not** include use of the stage, pavilions, or surrounding park area.

Responsible Party

Applicants must be 21 years of age or older. The individual that submits and signs the reservation form will be considered the responsible party with respect to the fees and the subsequent use and care of the reserved site. The Lorain Port and Finance Authority (LPFA) may not, at any time, be listed as a contact or third party for the event or for rental equipment. An adult must be present at all times and must supervise and take responsibility for any injury, damage, or loss of property that may result in the use of this or any other Port facility.

Deposit & Rental Fees

Facility	Deposit	Mon.-Thurs.	Fri.-Sun.	Details
Building	\$400	\$400 (per day)	\$800 (per day)	
1 Pavilion	\$100	\$100	\$100	Does not include restrooms in building or Port-o-Johns.
All Pavilions	\$250	\$500	\$500	Does not include restrooms in building or Port-o-Johns.
Pergola	\$100	\$50	\$150	Does not include restrooms in building or Port-o-Johns.

The pergola may be included with a building rental if requested prior to rental approval. No weddings may be performed without prior written permission of the Lorain Port and Finance Authority. Schools and community organizations may reserve the pavilions or the pergola for educational events at no cost with prior written approval of the Lorain Port and Finance Authority, providing they pay a \$100.00 refundable deposit. If the educational event is during office hours and use of the building restrooms is needed, a \$200 bathroom cleaning fee will be invoiced to the organization prior to the event. The deposit is due at the time of application and the balance for rental fee and security fee is due two (2) weeks prior to the event. Deposits paid may not be returned if cancellations are made within two (2) weeks of the event date.

Alcohol Security

A \$40 per hour fee will be charged for security when alcohol is served in the building. A minimum of four (4) hours is required. LPFA staff will schedule an officer. Alcohol is **NOT** permitted outside of the building or in the pavilion and pergola area, except for special events that are approved by written permission of the LPFA. **No alcohol is permitted at Riverside Park or Lakeside Landing.**

Food

If you are selling food on the premises, applicant must contact the Lorain County Public Health District to determine if a health permit is needed.

Deposit

The deposit will be returned after the event by check refund, provided that all equipment and food items have been removed from the area at the end of the event, the rented area is thoroughly cleaned (see below), and all rules and regulations are followed. The building and pavilions must be cleaned and vacated by midnight. All equipment, decorations, and catering supplies must be removed on the day of the rental as there may be a rental the following day.

Cleaning Fees

If the building is not cleaned to the standards listed below (page two) or trash has not been taken out and put IN the dumpster, cleaning fees will be charged to your deposit. If the cleaning fees go above the deposit amount, you will receive an invoice for the remaining balance with a description of work completed.

Required Cleaning of Building

1. All floors must be swept. All tables and chairs must be returned to the storage area provided.
2. All counters must be wiped clean.
3. Restrooms must be clean (sinks, floors, mirrors, toilets).
4. All trash must be removed from the building, and new liners placed in provided containers.
5. All trash must be placed in the blue dumpster north of the building. If recycling, a single-stream recycling dumpster is in the south parking lot.
6. The facility is non-smoking. If guests smoke outside, all cigarette butts must be swept up and thrown away.

Regulations Regarding Pavilion and Pergola Use

All trash must be picked up and placed in the dumpster. Absolutely **no decorations** are to be placed on any structure. For example, no ribbons, flowers or balloons may be tied or taped to the pergola or pavilions. Doing so will result in forfeiture of deposit. Indoor restrooms are **not** available for use with any rentals outside of the building. Renter is responsible for scheduling portable restrooms and ensuring there is enough toilet tissue in said restrooms.

How to Reserve

A completed application with deposit is required for reservation of any space. Applications are available at the Port Authority Offices, 319 Black River Lane, in Lorain or online at www.lorainport.com. Applications will be reviewed in a timely manner for approval. The LPFA reserves the right to reject any request and all Port functions take precedence.

Firearms

The carrying of firearms and/or weapons of any kind within any facility is strictly forbidden without the prior approval of the LPFA management. Copies of any and all applicable licenses will be required.

Accessibility

All of the Lorain Port and Finance Authority's facilities are wheelchair accessible.

Property

- Applicants shall be held responsible for the return of all public and private property to the condition existing prior to the event and shall be held responsible for the clean-up of any litter or debris resulting from the event.
- Smoking is not permitted in the building. Illegal substances are strictly prohibited on the premises. Under no circumstances may equipment or facilities be altered.
- Signage and/or decorations **MAY NOT** be taped, nailed, tacked, stapled, or otherwise fastened to any wall, ceiling, column, stone, window, or painted surface in any area inside the building or on the premises. Glitter is also prohibited.
- **NO BALLOONS ARE PERMITTED ON ANY PORT AUTHORITY SITE.** Any damage to the ceiling fans due to balloons will be billed directly to the applicant.
- Applicants are expected to empty all used trash receptacles and replace liners after each event.
- Tables and chairs located in the Transportation Center **MAY NOT** be removed for use outside of the building.

Lorain Port and Finance Authority – 2024 Park Facilities Application

Location: Black River Landing (BRL) Riverside Park Lakeside Landing

Facility: Building (Train Station) Pergola Pavilion(s): A B C D E Picnic

Group: _____ Type of Event: _____

Contact Person: _____ Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Date(s) of Event: _____ Hours of Event (start and end): _____

(All parks close at 11 p.m.)

Use of alcohol: BRL Train Station – Will alcohol be served free of charge in the building? No Yes

Will alcohol be sold in the building? No Yes (Copy of liquor permit required.)

Security service is required during the time alcohol is served. Alcohol hours: _____ (\$40 per/hr.; 4 hr. min.)

Deposit & Rental Cost (including security): \$ _____ applicant initials

(See chart on page one for pricing details.)

The undersigned, as an individual applicant and/or as a sponsoring organization applying for a rental permit from the Lorain Port and Finance Authority, does hereby agree to pay for all damages caused to Port facilities and to reimburse the Port for any costs incurred by the Port in repairing damage due to the conduct and/or negligence of the undersigned, and/or by the undersigned's officers, employees or agents, any person under the undersigned's control, and vendors of the event. Further, the undersigned hereby understands and agrees to defend, preserve, and hold harmless the Lorain Port and Finance Authority and each officer, employee and independent contractor under the undersigned's control from any liability or responsibility for any accident, loss or damage to persons or property, happening or occurring, or arising as a result of the rental, and that all of said liabilities are hereby assumed by the undersigned. Applicant is responsible for snow removal and sidewalk salting, in the case of bad weather.

I have read and agree to follow the attached "Rules and Regulations for Black River Landing," including the detailed cleaning requirements.

I HEREBY ACKNOWLEDGE THAT I WILL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGE OR LOSS THAT MAY OCCUR TO THE PROPERTY DURING THE TIME OF RENTAL.

Applicant Signature Printed Name Date

FOR OFFICE USE ONLY

Accepted by: _____ Title: _____ Date: _____

Deposit Paid: \$ _____ Date: _____ Cash Check # _____

Rental Paid: \$ _____ \$ _____ Date(s): _____ | _____ Cash Check # _____ # _____

Security Paid: \$ _____ Date: _____ Cash Check # _____

Bathroom Cleaning Fee: \$ _____ Date: _____ Cash Check # _____

Application Approved by: _____ Title: _____ Date: _____

Comments: _____

Recpt. Refund #: _____ Acct. #: _____ Amount: \$ _____

Processed by: _____ Approved by: _____