

**Lorain Port and Finance Authority**  
**Board of Directors**  
**Regular Meeting**  
**Port Office**  
**Tuesday, June 11, 2024, at 6:00 p.m.**

**Board of Directors:** Ms. Bonilla and Kiraly; Mrs. Silva Arredondo; Messrs.  
Mullins, Scott, Simmons, Veard, Zellers and Zgonc (9)

**Staff:** Tom Brown, Executive Director  
Tiffany McClelland, Assistant Director  
Yvonne Smith, Accountant  
Kelsey Leyva Smith, Office Manager  
Mike Brosky, Esq., Port Attorney

**Guests:** None

**I. Roll Call**

A. The meeting was called to order at 6:00 p.m. by Chairman Brad Mullins with roll call indicating a quorum present.

**II. Pledge of Allegiance**

**III. Disposition**

A. April 9, 2024, Regular Board Meeting Minutes: Mr. Veard moved to approve.  
Second by Mrs. Silva Arredondo. Motion carried.

**IV. Report of Officers**

**A. Chairman**

1. Correspondence received:

- a. Permanent Stage Project: Mr. Brown said he will send out an invitation to board members for Tuesday at 11am to view the latest drawings of the amphitheater project. He will send it tonight or tomorrow.
- b. City Council Meeting: Mr. Brown thanked board members and staff for attending the council meeting last night. He said there looks to be a path forward to update the language of the ordinance related to the port authority.

- c. Upcoming announcement: Mr. Brown said we will be making an announcement on Monday, June 17. He can't share what exactly it's about but said it's good news and a press release will be going out.
- d. Chronicle Article: Mr. Brown said the Chronicle published a story about Senator Manning's office awarding \$500,000 for stage project. It still has to be passed, but it is good news.
- e. Carl Nielsen Commendation:

Mr. Mullins presented:

**A RESOLUTION COMMENDING CARL NIELSEN FOR HIS OUTSTANDING SERVICE, DEDICATION AND COMMITMENT TO THE LORAIN PORT AND FINANCE AUTHORITY.**

Mr. Scott moved to approve Resolution 2024-15. Second by Mr. Veard. Roll call vote as follows:

**Ayes: 9                      Nays: 0                      Abstain: 0                      Resolution Passed**

- f. Steering Committee Update: Mr. Zellers said we're extremely lucky to have the co-chairs we do. They are very excited and engaged. They started having events here to bring in different donors to hear our story and what we're trying to do. Mr. Bob Campana has taken a passion for this, Mr. Mullins said. He's amazed at what we've done here and the good things going on in the city. There's a lot of interest. Pretty big donors looking at the project and they really just started.

**B. Executive Director**

- 1. Kel Fligner Scholarship: Mr. Brown said with the passing of Kel Fligner, and Ben Fligner was a longtime member, he want to make a donation to the memorial scholarship at LCCC. We could do a resolution next month. He was thinking \$500 but thinks it means more coming from the board. Mr. Mullins said he agreed with the \$500 scholarship. Ms. Kiraly moved. Second by Ms. Bonilla. Motion carried.
- 2. Lorain Co. Chamber of Commerce Party at the Port June 26: Mr. Brown said we're hosting one of the county chamber's networking events. It's June 26

from 5-7p at the port. Good board presence is requested. We'll talk about our events and projects. They're always a great partner and will bring lots of people. Mr. Zellers asked if Whiting Turner and Bialosky was invited? Mr. Brown said yes.

3. International Festival June 28-30: Mr. Brown said International Festival is coming up. We're working on getting the site ready and working with Mr. Ben Maniaci.
4. Independence Day Fireworks Display Thursday, July 4: Mr. Brown said we're looking forward to a good fireworks show on July Fourth. It went well last year. Mr. Mullins asked what year of contract we are in? Mrs. Leyva Smith said this is the last year, she'll be getting proposals soon.
5. Next Port Tent July 12: Mr. Brown said the next tent date is July 12. We're here from 5:30-8:30p and are doing it once a month.
6. Reminder: We are cosponsoring the Taylor Swift tribute show on August 3 so we could use board member help selling tickets. The proceeds come back to us a we're co-promoting with Mr. Bob Earley.
7. Oasis Lease: Mr. Brown said we're responsible for certain repairs. We just got a quote for work on the gas dock. They can get started as soon as tomorrow and hope to have gas by this weekend. That is \$20,500 that is needed out of the capital account. Oasis will pre pay and we can bring a resolution in July. Mr. Zellers asked if we were responsible after a certain dollar amount. Mr. Brown said there's a list of qualifiers. He believes this is related to our infrastructure responsibility. Mr. Mullins said it's a mess over there. No one mans it regularly. He doesn't think they do \$20,000 in fuel a year. Mr. Mullins asked what exactly? Mr. Brown said replace chains, hardware, re-anchoring, demolition of north side platform, etc. Mr. Zellers said he recommends authorizing them to move forward and we reimburse them, but we want an opportunity to review the costs. Mr. Mullins wants to know about the preventative maintenance on the gas dock. It's been a problem for 20 years. Mr. Zellers wants a meeting with Oasis to walk through the invoice. Mr. Scott seconded. Motion carried.

8. Motor Sports Park: Mr. Brown said the group was able to satisfy the city's requirements. The city is crafting the extension agreement. Part of it is they would like us to be the management arm of that project. We may have to do a special call depending on the timing. If it looks good, then we'll finalize the incentive package and present it to the board. Mr. Zgonc asked what that means? Mr. Brown said there will be a split of the 37.5 acre parcel, which will be outdoor racetrack, rental track and barns for the race portion. It's about a \$12 million proposal. The Indoor track would be electric carts, restaurant and E Sports facility. Mrs. Silva Arredondo asked what it would mean to be the management arm? Mr. Brown said we haven't gotten the requirements back yet, but essentially looking at incentive opportunities, making sure t's are crossed and l's are dotted.

## **V. Report of Committees**

### **A. Contract Management Committee**

1. Mr. Zellers said we had a meeting today. There is one every two weeks with the architects and Whiting Turner, the construction manager. Communication is wide open. The preconstruction phase is just about complete. By July 16, we should be under contract with them and have funding accessible. On 6/3 we turned the drawings into the city. We could use some help with the fees on that. On 6/5 we published to go out for bid and sent out the drawings and specifications to a list of subcontracts from Lorain, Lorain County and surrounding communities. On 6/13, an RFI, or request for information, needs to be turned in by all subcontractors. We've received some RFIs and we're working through those. On 6/18, we're going to have a drawing review here in our office if you would like to attend. It's called a page turn. It's at 11 a.m. and should go until about 1 p.m. Then bids are due on 6/20. We will be doing subcontractor review the week of June 24-July 5. Mr. Zellers asked that we are notified when that's going to be and that we be given the opportunity to participate. On 7/8, is when we should be receiving our guaranteed maximum price from Whiting Turner. Anything over that comes out of Whiting Turner's fee. Anything unspent comes back to us. On July 16, Whiting Turner is

expected to have the contract ready to sign. Then we'll have the ability to start the construction as soon as the concert series is over in the fall. We'll be ready by May 2025. Mr. Zellers said we're looking at cashflow, big dollars pent when shovels go into the ground. Mr. Scott asked about the green room. Mr. Zellers said everything is being bid separately so we can get pricing now and decide what funding will allow.

**B. Strategic Development Plan Committee**

1. Mr. Zgonc said he had no report.

**C. Marketing and Public Affairs Committee**

1. Mr. Scott said he had no report at this time.

**D. Financial Planning and Audit Committee**

1. May 2024 Financial Statement: Ms. Bonilla said she met with Mrs. Smith and went over the financials. She deferred to Mrs. Smith. Mrs. Smith said she and Ms. Bonilla did a min review of receipts and the bank reconciliation. She opened the floor to questions. Mr. Zellers moved to approve. Second by Mrs. Silva Arredondo. Motion carried.

**E. Bylaws and Personnel Committee**

1. Mrs. Silva Arredondo said she had no report.

**VI. Other Business**

- A. None

**VII. Public Comment**

- A. Mr. Jack Bradley said regarding the gas dock, he had someone in from Beaver Park Marina who was happy he'd have more business. If it's not a place to attract boaters, maybe avoid the expense since it hasn't been open so far. Also, he's not sure if the lease requires them to have a restaurant, but he is often asked what is happening with that and if they're living up to contractual obligations. He said June 24 at 1:30 p.m. is the ribbon cutting for the groundbreaking for the motorsports park. As far as port management arm of the project, they have agreed with the motorsports park the money from the county and city will be spent last. If they don't spend \$8 million, then the city and county's portion would be less. They want the port to make sure \$8 million is spent before they use any

city or county funds to pay any invoices. Mr. Brown said the restaurant is with a broker. It's been toured many times. Right now, they only entity losing money is Oasis. The boaters want it and they're looking to fill it. With the gas dock, they've been chasing and finally found a trusted operator. It's another amenity for the boaters there. Mr. Scott asked about the Oasis lease length. Mr. Brown said 2029.

B. Mrs. Springowski asked if the bid package would be open to the public? Mr. Zellers said it could be.

**VIII. Executive Session: Purposes of Property and Personnel**

A. Mr. Zgonc moved to enter into executive session. Second by Mr. Veard. Roll call vote as follows:

**Ayes: 9                      Nays: 0                      Abstain: 0                      Motion Passed**

Mr. Veard moved to exit executive session. Mr. Simmons seconded. Motion carried.

**IX. Adjournment**

A. There being no further business to come before the board, Mr. Zgonc moved to adjourn. Ms. Bonilla seconded. The meeting adjourned at 6:56 p.m.

  
Brad Mullins, Chairman

  
Tom Brown, Executive Director