



319 Black River Lane  
Lorain, Ohio 44052  
440.204.2269  
[lorainport.com](http://lorainport.com)

**DATE:** July 8, 2022  
**TO:** Board of Directors  
**FROM:** Brad Mullins, Chairman, Boards of Directors  
**SUBJECT:** Meeting Notice

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Please be advised that a Regular Board Meeting has been scheduled for 7:00 p.m. on

Monday, July 11, 2022

**Location:**  
Lorain Port and Finance Authority  
319 Black River Lane  
Lorain, OH 44052

**cc:** Mayor/Administration  
City Council  
Media



## Lorain Port and Finance Authority

Board of Directors Regular Meeting  
Monday, July 11, 2022, at 7:00 p.m.  
Port Office

### AGENDA

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- I. Roll Call
- II. Pledge of Allegiance
- III. Report of Officers
  - A. Chairman
    - 1. Swearing in of Hannah Kiraly
    - 2. Correspondence received:
  - B. Executive Director
    - 1. Lorain Caboose Committee Presentation  
*Presenter: Gail Bonsor*
- IV. Report of Committees
  - A. Contract Management Committee
  - B. Strategic Development Plan Committee
  - C. Marketing and Public Affairs Committee
  - D. Financial Planning and Audit Committee
    - 1. Budget Amendment: Resolution No. 2022-\_\_  
*Staff Presenter: Tom Brown, Executive Director*
    - 2. Temporary Budget Appropriations for 2023: Resolution No. 2022-\_\_  
*Staff Presenter: Tom Brown, Executive Director*
  - E. Bylaws & Personnel Committee
- V. Other Business
  - A. Reminder: Joint Port Board – City Council Meeting at 5 p.m. Monday, July 18<sup>th</sup>
  - B. Reminder: Trolls Shaved Ice Ribbon Cutting at 11 a.m. Tuesday, July 12<sup>th</sup>
- VI. Public Comment
- VII. Executive Session: Purpose of Property Disposition
- VIII. Adjournment

**RESOLUTION NO. 2022-\_\_**

**A RESOLUTION RATIFYING EXPENDITURES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO REVISE THE 2022 OPERATING BUDGET, TRANSFER AND APPROPRIATE FUNDS AND REQUEST AN AMENDED CERTIFICATE OF ESTIMATED RESOURCES FROM THE COUNTY AUDITOR.**

**WHEREAS**, through its operations it is necessary to amend the Lorain Port Authority Operating Budget for 2022 to ratify expenditures and to request an amended Certificate of Estimated Resources from the County Auditor.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Lorain Port Authority:

**SECTION I.** That the expenditure of funds pertaining to the amendment and hereby ratifying and that the Executive Director is hereby authorized to amend the Lorain Port Authority Operating Budget for 2021.

**SECTION II.** That pursuant to said budget amendment, transfer of and appropriation of funds, the Executive Director is also authorized to request an amended Certificate of Estimated Resources from the County Auditor.

**SECTION III.** It is found and determined that all formal proceedings and actions of this Board concerning and relating to the passage of this resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22, of the Ohio Revised Code.

**Ayes:**

**Nays:**

**Abstain:**

**Adopted:**

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Brad Mullins, Chairman

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Tom Brown, Executive Director

## LORAIN PORT AUTHORITY

Description	Actual 2019	Actual 2020	Actual 2021	Budget 2022	Proposed Budget 2023	Budget 2024
<b>Fund Classification: 1000 General</b>						
Fund Balance 1/1	\$502,607.24	\$564,061.06	\$555,468.15	\$736,853.65	\$889,335.09	\$889,850.09
Fund Balance Adjustments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Prior Year Encumbrances	\$13,044.00	\$30,889.31	\$50,089.56	\$0.00	\$0.00	\$0.00
Unencumbered Balance 1/1	\$489,563.24	\$533,171.75	\$505,378.59	\$736,853.65	\$889,335.09	\$889,850.09
<b>Revenues</b>						
Property and Other Local Taxes						
1000-110-0000 - General Property Tax - Real Estate	\$723,202.25	\$711,693.81	\$745,405.25	\$840,104.00	\$840,104.00	\$840,104.00
Property and Other - Local Taxes Total	\$723,202.25	\$711,693.81	\$745,405.25	\$840,104.00	\$840,104.00	\$840,104.00
Intergovernmental						
1000-490-0500 - Other - Intergovernmental{ODNR Submerged Land Lease}	\$18,001.66	\$18,001.66	\$18,086.50	\$18,100.00	\$18,100.00	\$18,100.00
1000-490-0800 - Other - Intergovernmental{Miscellaneous}	\$1,694.34	\$2,813.58	\$4,298.15	\$0.00	\$0.00	\$0.00
1000-490-9000 - Other - Intergovernmental{Homestead and Rollback}	\$96,919.59	\$96,031.88	\$95,741.67	\$0.00	\$0.00	\$0.00
Intergovernmental Total	\$152,081.34	\$142,891.04	\$118,126.32	\$18,100.00	\$18,100.00	\$18,100.00
Charges for Services						
1000-523-0000 - Recreation Entry Fees	\$36,263.18	\$600.00	\$14,920.70	\$12,000.00	\$12,500.00	\$12,500.00
1000-531-8500 - Sale of Lots {Real Estate}		\$5,000.00	\$68,500.00	\$217,500.00		
1000-590-0100 - Other - Charges for Services{2019 Spitzer then Oasis}	\$37,500.00	\$50,000.00	\$51,500.00	\$53,045.00	\$54,500.00	\$56,000.00
1000-590-0600 - Other - Charges for Services{CenturyLink/Lumen Leases}	\$1,500.00	\$1,500.00	\$0.00	\$3,000.00	\$1,500.00	\$1,500.00
1000-590-0700 - Other - Charges for Services{Black River Landing}	\$17,693.23	\$150.00	\$17,850.00	\$15,000.00	\$15,000.00	\$15,000.00
1000-590-0800 - Other - Charges for Services{Miscellaneous}	\$0.00	\$0.00	\$1,411.00	\$0.00	\$0.00	\$0.00
1000-590-2000 - Other - Charges for Services{Economic Development}	\$32,600.00	\$25,000.00	\$11,000.00	\$10,000.00	\$10,000.00	\$10,000.00
1000-590-4201 - Other - Charges for Services{KIFBL}	\$0.00	\$111,668.37	\$203,647.38	\$80,237.02	\$0.00	\$0.00
1000-590-5100 - Other - Charges for Services{Miscellaneous Income}	\$200.00	\$400.00	\$0.00	\$0.00	\$0.00	\$0.00
1000-590-7200 - Other - Charges for Services{Lighthouse}	\$9,300.00	\$5,615.00	\$13,839.00	\$12,500.00	\$12,500.00	\$12,500.00
Charges for Services Total	\$140,391.54	\$199,933.37	\$382,668.08	\$403,282.02	\$106,000.00	\$107,500.00
Earnings on Investments						
1000-701-0000 - Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous						
1000-820-0000 Contributions and donations			\$12,500.00	\$12,500.00		
1000-820-5500 Contributions and donations{Bonaminio Family}			\$22,499.25			
1000-891-0000 - Other - Miscellaneous Operating			\$697.19	\$11,841.00		
1000-892-0750 - Other - Miscellaneous Non-Operating{Rockin' on the River}	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00
Miscellaneous Total	\$20,698.56	\$6,016.73	\$45,696.44	\$24,341.00	\$0.00	\$0.00
Other Financing Sources						
1000-931-0000 - Transfers - In	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1000-941-0000 - Advances - In	\$0.00	\$11,666.67	\$0.00	\$0.00	\$0.00	\$0.00
Total Revenue	\$1,036,373.69	\$1,072,201.62	\$1,291,896.09	\$1,285,827.02	\$964,204.00	\$965,704.00

Description	2019	2020	2021	2022	2023	2024
<b>Expenditures</b>						
Other Security of Persons and Property - Other						
1000-190-349-0000 - Other - Professional and Technical Services	\$160.00	\$0.00	\$576.00	\$0.00	\$0.00	\$0.00
Other Security of Persons and Property - Other Total	\$160.00	\$0.00	\$576.00	\$0.00	\$0.00	\$0.00
Recreation - Other						
1000-310-349-7000 - Other - Professional and Technical Services{River Tour}	\$13,124.20	\$4,947.50	\$15,937.50	\$17,000.00	\$0.00	\$0.00
1000-310-391-7100 - Dues and Fees{Ferry Boat}	\$18,819.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1000-310-490-7000 - Other - Supplies and Materials{River Tour}	\$13,816.49	\$16,435.60	\$14,245.17	\$15,000.00	\$0.00	\$0.00
Recreation - Other Total	\$54,331.25	\$21,383.10	\$30,182.67	\$32,000.00	\$0.00	\$0.00
Electric - Other						
1000-512-311-0000 - Electricity	\$42,640.40	\$31,329.62	\$35,425.75	\$40,000.00	\$42,000.00	\$42,000.00
Electric - Other Total	\$42,640.40	\$31,329.62	\$35,425.75	\$40,000.00	\$42,000.00	\$42,000.00
Gas - Other						
1000-522-313-0000 - Natural Gas	\$3,667.87	\$3,276.75	\$4,382.20	\$7,500.00	\$5,250.00	\$5,250.00
Gas - Other Total	\$3,667.87	\$3,276.75	\$4,382.20	\$7,500.00	\$5,250.00	\$5,250.00
Water - Other						
1000-532-312-0000 - Water and Sewage	\$18,112.41	\$10,651.34	\$10,264.93	\$12,000.00	\$12,000.00	\$12,000.00
Water - Other Total	\$18,112.41	\$10,651.34	\$10,264.93	\$12,000.00	\$12,000.00	\$12,000.00
Boards and Commissions - Salaries						
1000-735-132-0000 - Salaries - Administrator's Staff	\$245,830.69	\$232,263.82	\$230,576.32	\$320,000.00	\$320,000.00	\$320,000.00
1000-735-132-2000 - Salaries - Administrator's Staff{Economic Development}	\$37,303.78	\$64,864.13	\$70,529.04	\$9,837.48	\$0.00	\$0.00
Boards and Commissions - Salaries Total	\$283,134.47	\$297,127.95	\$301,105.36	\$329,837.48	\$320,000.00	\$320,000.00
Boards and Commissions - Other						
1000-735-211-0000 - Ohio Public Employees Retirement System	\$34,206.38	\$30,736.85	\$32,039.56	\$44,392.92	\$44,800.00	\$44,800.00
1000-735-211-2000 - Ohio Public Employees Retirement System{Economic Developm	\$5,360.08	\$9,517.13	\$10,813.51	\$1,986.93	\$0.00	\$0.00
1000-735-213-0000 - Medicare	\$3,514.16	\$3,305.06	\$2,944.60	\$4,597.84	\$4,640.00	\$4,640.00
1000-735-213-2000 - Medicare{Economic Development}	\$592.19	\$1,025.01	\$1,000.13	\$249.47	\$0.00	\$0.00
1000-735-221-0000 - Medical/Hospitalization	\$63,374.40	\$69,418.80	\$73,448.10	\$90,776.00	\$90,776.00	\$90,776.00
1000-735-221-2000 - Medical/Hospitalization{Economic Development}	\$6,652.80	\$10,648.80	\$9,761.40	\$0.00	\$0.00	\$0.00
1000-735-222-0000 - Life Insurance	\$396.00	\$429.00	\$363.00	\$500.00	\$500.00	\$500.00
1000-735-225-0000 - Workers' Compensation	\$483.58	\$216.00	\$477.00	\$1,000.00	\$1,000.00	\$1,000.00
1000-735-225-2000 - Workers' Compensation{Economic Development}	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1000-735-229-0000 - Other - Insurance Benefits	\$3,015.00	\$3,345.00	\$3,440.00	\$5,000.00	\$5,000.00	\$5,000.00
1000-735-229-2000 - Other - Insurance Benefits{Economic Development}	\$478.21	\$486.96	\$351.06	\$126.83	\$0.00	\$0.00
1000-735-240-0000 - Unemployment Compensation	\$0.00	\$1,564.00	\$0.00	\$0.00	\$0.00	\$0.00
1000-735-252-0000 - Travel and Transportation	\$3,986.65	\$16.62	\$1,506.20	\$9,935.50	\$11,000.00	\$11,000.00
1000-735-252-2000 - Travel and Transportation{Economic Development}	\$6,500.33	\$3,709.41	\$6,758.08	\$1,064.50	\$0.00	\$0.00
1000-735-321-0000 - Telephone	\$16,963.74	\$13,582.95	\$11,043.02	\$13,500.00	\$15,000.00	\$15,000.00
1000-735-329-0000 - Other-Communications, Printing & Advertising	\$31,015.83	\$36,782.05	\$35,072.36	\$15,000.00	\$25,000.00	\$25,000.00
1000-735-329-2000 - Other-Communications, Printing & Advertising{Economic Devel}	\$10,983.31	\$0.00	\$207.50	\$4,000.00	\$0.00	\$0.00
1000-735-329-5500 - Other-Communications, Printing & Advertising{Bonaminio Family			\$22,424.25	\$0.00		
1000-735-329-8000 - Other-Communications, Printing & Advertising{Other Promotion}	\$2,766.95	\$2,395.00	\$3,398.95			
1000-735-329-NEW - Other-Communications, Printing & Advertising {Fireworks}			\$0.00	\$22,075.00	\$22,075.00	
1000-735-330-0000 - Rents and Leases	\$5,010.35	\$4,556.67	\$4,966.64	\$5,000.00	\$5,000.00	\$5,000.00
1000-735-330-6000 - Rents and Leases{ODNR Lease}	\$36,003.32	\$0.00	\$72,006.64	\$36,005.00	\$36,005.00	\$36,005.00
1000-735-330-6100 - Rents and Leases{CORPS Engineer Lease}	\$13,363.00	\$15,000.00	\$15,000.00	\$16,843.00	\$16,843.00	\$16,843.00

Description	2019	2020	2021	2022	2023	2024
1000-735-341-0000 - Accounting and Legal Fees	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00
1000-735-341-2000 - Accounting and Legal Fees{Economic Development}		\$3,000.00	\$635.50	\$0.00	\$0.00	\$0.00
1000-735-342-0000 - Auditing Services Renumbered	\$0.00	\$2,849.50				
1000-735-342-2000 - Auditing Services{Economic Development} Renumbered						
1000-735-343-0000 - Uniform Accounting Network Fees	\$3,048.00	\$2,286.00	\$3,504.00	\$3,792.00	\$3,800.00	\$3,800.00
1000-735-344-0000 - Tax Collection Fees	\$21,357.27	\$17,086.76	\$19,251.53	\$22,000.00	\$22,000.00	\$22,000.00
1000-735-345-0000 - Election Expenses	\$0.00	\$27,364.24	\$0.00	\$0.00	\$0.00	\$0.00
1000-735-346-0000 - Engineering Services	\$7,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
1000-735-347-0000 - Planning Consultants	\$0.00	\$0.00	\$2,400.00	\$15,000.00	\$25,000.00	\$25,000.00
1000-735-347-2000 - Planning Consultants{Economic Development}	\$12,500.00	\$15,706.25	\$17,750.00	\$2,500.00	\$0.00	\$0.00
1000-735-349-0000 - Other - Professional and Technical Services	\$853.13	\$0.00	\$14,448.00	\$14,052.00	\$2,500.00	\$2,500.00
1000-735-349-2000 - Other - Professional and Technical Services{Economic Develop}	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1000-735-353-0000 - Liability Insurance Premiums	\$59,418.50	\$61,516.60	\$66,724.10	\$65,000.00	\$57,500.00	\$57,500.00
1000-735-391-0000 - Dues and Fees	\$8,873.14	\$6,157.22	\$7,307.34	\$13,600.00	\$14,000.00	\$14,000.00
1000-735-391-1500 - Dues and Fees{Bonds - Revenue}	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1000-735-391-2000 - Dues and Fees{Economic Development}	\$3,962.34	\$3,248.00	\$1,633.32	\$1,905.20	\$0.00	\$0.00
1000-735-391-8500 - Dues and Fees{Real Estate}				\$5,931.18		
1000-735-410-0000 - Office Supplies and Materials	\$5,868.39	\$4,337.91	\$4,174.50	\$5,000.00	\$5,000.00	\$5,000.00
1000-735-431-0000 - Repairs and Maintenance of Buildings and Land	\$177,224.27	\$182,245.18	\$174,146.71	\$195,000.00	\$115,000.00	\$200,000.00
1000-735-431-5300 - Repairs and Maintenance of Buildings and Land{GOOSE DOG}	\$639.80	\$927.49	\$1,114.16	\$1,500.00	\$1,500.00	\$1,500.00
<b>Boards and Commissions - Other Total</b>	<b>\$549,451.10</b>	<b>\$533,460.46</b>	<b>\$620,111.16</b>	<b>\$620,333.37</b>	<b>\$531,939.00</b>	<b>\$594,864.00</b>
1000-745-342-0000 - Auditing Services			\$9,491.50	\$9,676.00	\$0.00	\$11,000.00
1000-745-342-2000 - Auditing Services{Economic Development}			\$0.00	\$0.00		
			<b>\$9,491.50</b>	<b>\$9,676.00</b>	<b>\$0.00</b>	<b>\$11,000.00</b>
<b>Tax Refunds - Other</b>						
1000-760-600-8500 - Other{Real Estate}	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Tax Refunds - Other Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Capital Outlay - Other</b>						
1000-800-510-0000 - Land and Land Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1000-800-540-0000 - Machinery, Equipment and Furniture	\$270.04	\$6,021.26	\$172.02	\$5,000.00	\$2,500.00	\$2,500.00
1000-800-590-0000 - Other - Capital Outlay	\$11,819.00	\$154,210.71	\$63,799.00	\$76,998.73	\$50,000.00	\$100,000.00
<b>Capital Outlay - Other Total</b>	<b>\$12,089.04</b>	<b>\$160,231.97</b>	<b>\$63,971.02</b>	<b>\$81,998.73</b>	<b>\$52,500.00</b>	<b>\$102,500.00</b>
<b>Other Financing Uses</b>						
1000-910-910-0000 - Transfers - Out	\$11,333.33	\$11,666.67	\$35,000.00	\$0.00	\$0.00	\$0.00
1000-920-920-0000 - Advances - Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Other - Other Financing Uses Total</b>	<b>\$11,333.33</b>	<b>\$11,666.67</b>	<b>\$35,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Expenditures</b>	<b>\$974,919.87</b>	<b>\$1,069,127.86</b>	<b>\$1,110,510.59</b>	<b>\$1,133,345.58</b>	<b>\$963,689.00</b>	<b>\$1,087,614.00</b>

**RESOLUTION NO. 2022-\_\_**

**A RESOLUTION TO APPROVE THE 2023 ANNUAL BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE LORAIN PORT AUTHORITY.**

**WHEREAS**, it is necessary, as per the Ohio Revised Code, when Levy funds are received, to provide budget appropriations for the Lorain Port Authority for calendar year 2023; and,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Lorain Port Authority:

**SECTION I.** That the budget for the Lorain Port Authority, Lorain, Ohio for the fiscal year beginning January 1, 2023, as prepared by the Fiscal Officer and recommended by the Finance committee, be adopted as follows: (See attached sheet).

**SECTION II.** That the Chairman and/or Executive Director be and hereby are authorized and directed to certify said budget and transmit a copy of this resolution to all offices as required by law.

**SECTION III.** It is found and determined that all formal proceedings and actions of this Board concerning and relating to the passage of this resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22, of the Ohio Revised Code.

**Ayes:**

**Nays:**

**Abstain:**

**Adopted:**

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Brad Mullins, Chairman

---

Tom Brown, Executive Director



319 Black River Lane  
Lorain, Ohio 44052  
440.204.2269  
[lorainport.com](http://lorainport.com)

## PRESS RELEASE

**For Immediate Release  
July 8, 2022**

For additional information contact  
Tom Brown, Executive Director  
[tbrown@lorainportauthority.com](mailto:tbrown@lorainportauthority.com)

### **Trolls Shaved Ice Ribbon Cutting** New concessionaire at Black River Landing

Join the Lorain Port and Finance Authority next week as we officially welcome Trolls Under The Bridge to our festival site.

**When: Tuesday, July 12<sup>th</sup>, 2022, at 11:00 a.m.**

**Where: Black River Landing (BRL)  
319 Black River Lane  
Lorain, OH 44052**

Ample parking is available throughout the site. This event will take place at the dockside concession stand at Black River Landing, which is behind the Port Authority office. Look for the "Shaved Ice" flags.

All are welcome to attend and support this new small business.

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