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DATE: October 4, 2024
TO: Board of Directors
FROM: Brad Mullins, Chairman, Boards of Directors
SUBJECT: Meeting Notice

Please be advised that a Regular Board Meeting has been scheduled for 6:00 p.m. on

Tuesday, October 8, 2024

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
Tuesday, October 8, 2024, at 6:00 p.m.
Port Office

AGENDA

- I. Roll Call
- II. Pledge of Allegiance
- III. Disposition of Meeting Minutes
 - A. February 13, 2024, Marketing & Public Affairs Committee Meeting Minutes
 - B. August 13, 2024, Regular Meeting Minutes
 - C. September 10, 2024, Contract Management Committee Meeting Minutes
 - D. September 10, 2024, Regular Meeting Minutes
- IV. Report of Officers
 - A. Chairman
 - 1. Correspondence received:
 - B. Executive Director
 - 1. Discussion concerning board retreat/training
Staff Presenter: Tom Brown, Executive Director
 - 2. KB Lawn and Snow Removal
Staff Presenter: Tom Brown, Executive Director
 - C. Assistant Director
 - 1. Motorsports Park Construction Finance Agreement: Resolution No. 2024-__
Staff presenter: Tiffany McClland, Assistant Director
 - 2. Baker Tilly Consultation Agreement: Resolution No. 2024-__
Staff presenter: Tiffany McClland, Assistant Director
- V. Report of Committees
 - A. Contract Management Committee
 - 1. King Fishery Lease Agreement: Resolution No. 2024-__
Staff presenter: Tom Brown, Executive Director
 - B. Strategic Development Plan Committee
 - C. Marketing and Public Affairs Committee
 - D. Financial Planning and Audit Committee

1. Accepting Amount and Rates for Calendar Year 2025: Resolution No.

2024-__

Staff presenter: Yvonne Smith, Accountant

2. September 2024 Financial Statement: Motion to approve

Staff presenter: Yvonne Smith, Accountant

3. Budget Amendment: Resolution No. 2024-__

Staff presenter: Yvonne Smith, Accountant

E. Bylaws & Personnel Committee

VI. Other Business

VII. Public Comment

VIII. Executive Session: Property Disposition

IX. Adjournment

Lorain Port and Finance Authority
Board of Directors
Marketing and Public Affairs Committee Meeting
Port Office
Tuesday, February 13, 2024, at 5:00 p.m.

Committee Members: Ms. Kiraly and Bonilla; Messrs. Nielsen, Scott and Veard (5)

Board of Directors: Mrs. Silva-Arredondo (5:47 p.m.) Messrs. Zellers and Zgonc

Staff: Tom Brown, Executive Director
Tiffany McClelland, Assistant Director
Yvonne Smith, Accountant
Kelsey Leyva-Smith, Office Manager
Michael Brosky, Esq., Port Attorney (5:49 p.m.)

Guests: Howard Ross, BrewFest

I. Roll Call

A. The Marketing and Public Affairs Committee Meeting was called to order at 5:04 p.m. by Chairman Carl Nielsen with a roll call indicating a quorum present.

II. Report of Chairman

A. BrewFest Presentation: Mr. Nielsen turned the floor over to Mr. Brown. Mr. Brown said as the board knows, we've had a very successful BrewFest event at Black River Landing in the past. Howard Ross from BrewFest is here tonight. They are a committee of volunteers under the umbrella and accounting of Lorain Growth Corporation. Jim Long is their executive director. There has been a division of the two entities. Both asked for the date this year. Mr. Brown said he asked both to submit an application. To date, Mr. Ross's group BrewFest is the only one who has submitted an application. Mr. Long had an alternate group but they are not interested in this year. Mr. Brown turned the floor over to Mr. Ross. Mr. Ross said this will be the 10th year that the committee has organized the event and there aren't many that have lasted this long. It's a testament to the committee and its hard work. He said Albert Calo is a new committee member for them this year and will be a great asset in securing sponsorships. They plan to do what they've always done but on their own. Mr. Ross said they've registered

with the state and will form an LLC. They plan to partner with a local nonprofit that is still to be decided, possibly Lorain Palace Theatre. They need to do that to secure the F2 permit. Going into the 10th year, they want to put on the best event ever. Every year is a learning experience, and they believe they've turned it into something tremendous for the area and region. Their mission is to bring people to Lorain to see what a beautiful area this is. Mr. Nielsen said they broke away from Growth Corp. Mr. Ross said yes. Mr. Nielsen asked if the group will be a nonprofit or a for-profit? Mr. Ross said they plan to be for profit. The event takes a lot of work and the volunteers who have been involved for many years have never been paid. Mr. Nielsen asked how many attend? Mr. Ross said 1,500-2000 people. There are 50-60 brewers, 20+ vendors, three bands. With all the time and work invested, the committee would like to get paid. He said when they started it was only 10 brewers, a band and a food truck. It's not so simple anymore. They're going for for-profit and looking to produce other events because of their experience. Mr. Nielsen said in the past it was easy to donate the site because they were nonprofit. The challenge now is we can't donate a site to a for-profit. It sets a bad precedent. We'll have to figure that out. It's up to the committee but he doesn't see us not charging being an option. Mr. Ross said with rent they would definitely have to figure something out. They'll have to fund everything themselves this year. They do early bird sales and sponsorships which helps with cashflow. He said first, the committee needs to solidify a date to be able to do the sale. Mr. Nielsen confirmed the application is complete? Mr. Ross said yes. Mr. Nielsen asked Mr. Ross what he wants recommended to the full board? Mr. Ross said he wants the August 10 date solidified. Mr. Mullins asked if the event was funded and they could pay a deposit? Mr. Ross said yes, once everything is solidified, he can start selling sponsorships and early bird tickets. Aside from that, there are some back bills from last year that the group will take care of. Mr. Nielsen said locking in the date would be with no money at this point? Mr. Ross said yes. Mr. Scott asked if they would be doing a partial split with the Palace? Mr. Ross said no, they need an F2 liquor permit, and the only way to get one is to partner through a nonprofit. Mr. Nielsen said it's the

same as Rockin' on the River. Mr. Scott asked about the anticipated cost for use of the facilities? Mr. Ross said he's not sure. Mr. Nielsen said the deposit is \$1,000 and the rental fee is \$2,600 for a for-profit. The port could possibly give advertising dollars. There are creative ways to offset the cost, but we can't deduct from our stated fees. Mr. Scott asked about the profit the last few years. Mr. Ross said last year was a rainout. The year prior was \$6-7,000. Any money leftover always went toward the next year event. Mr. Scott asked about an average profit over the last several years. Mr. Ross said they've made money in other years. Mr. Nielsen said it is a weather dependent event. Mr. Ross said it has ranged from losing a little to making \$5-6,000. Mr. Scott said they've gotten rave reviews. We appreciate all they do, but we're just stuck in a situation where their switching from a nonprofit opens the door for everyone else. Ms. Kiraly asked if anything was set up with the potential nonprofit? Mr. Ross said no. His suggestion to their committee is the Lorain Palace Theatre. Mr. Nielsen said they have created a go-to event for a lot of people. Mr. Brown said BrewFest has always had Lorain Growth as a financial backer. What you're describing now is running the event on a razors budget. If you had a rain out and lost \$1,000, are you going to be able to afford everything? Mr. Ross said typically everyone is paid the day of the event. Mr. Brown said we've had it happen in the past where someone came to us saying "your promoter didn't pay me" and they're coming after us. We need some assurance this is buttoned up and will work. Right now, they are the only one on the calendar. The date is the easy part. Mr. Zellers said Mr. Ross mentioned there being debt left to pay. How much? Mr. Ross said there is some merchandise that people ordered and Lorain Growth cut off the funding for and it's \$1,300. Mr. Nielsen asked if the customers paid for their order? Mr. Ross said yes, but then Lorain Growth turned off the credit card before the shirts could be ordered. Lorain Growth was supposed to buy the shirts and decided not to. He said step number one is satisfying the customers from last year, then starting presale and selling sponsorships. Mr. Zellers asked when will they start paying themselves? Mr. Ross said that's something they'll figure out along the way. Mr. Brown will be in touch. Mr. Nielsen said to lock in the date officially, we

need money down. Mr. Scott agreed. Mr. Nielsen said we can do a tentative date lock, but we expect the deposit payment shortly thereafter. Mr. Mullins asked about the structure moving forward? Mr. Ross said they will be an LLC but haven't gotten it yet. Mr. Scott asked if they have liability insurance? Mr. Ross said that's one of the things they'll have to purchase. Mr. Mullins said he thinks they need to come back with an LLC and structure, because it's hard for us to get involved with an individual and there's going to be personal liability because he's signing for it personally. Mr. Ross said if his committee doesn't have a date they don't have anything. Mr. Mullins said they could obtain an LLC online or contact a lawyer. He would like a name, LLC, EIN, structure and insurance. Mr. Scott suggested possibly waiting a year to make the switch to for-profit. Mr. Ross said the if the committee doesn't lock in the date soon there won't be a BrewFest this year. Mr. Nielsen suggested the committee giving a tentative lock for 90 days. Within those 90 days they'll need to satisfy the board's requests. Mr. Ross said it would be faster than 90 days. Mr. Nielsen said within those 90 days they have to get an LLC, liability insurance and the security deposit. Mr. Scott said he thinks that is a good idea because we don't want to lose BrewFest. Mr. Scott moved for 90-day tentative lock on August 10. Second by Mr. Veard. Motion carried.

- B. Solar Eclipse Event Monday, April 8, 2024:** Mr. Nielsen said he's been talking with Mr. Brown a lot. He and Ms. McClelland have worked hard on this. The challenge is weather is hard to predict. We're probably not going to cover our expenses, but he thinks we need to establish what our appetite is for risk and how much we're willing to use. We need to talk about parking. Do we charge or make it a free for all? He and Mr. Brown have some ideas. Right now, Main Street is going to serve the alcohol. We're talking about splitting parking lot proceeds with Main Street possibly. Mr. Brown said no matter what there will be expenses that day. The goal of the event is to have the revenues offset the expenses. No matter how we look at it, we'll have port-o-johns, bathroom attendants, litter control, etc. The screen is more expensive than we thought. We're trying to plan an event where it could be 35 degrees and snowy, or it could be 60 and sunny. Mr. Brown said if it's busy, it will likely be like RoverFest. He

said they're estimating 2 to 3 million people coming Lorain County. Mr. Veard asked how long the eclipse is? Mr. Mullins said about 4 minutes from start to finish. He said he sits on a few boards and people are taking the day off. Those people are going to be looking for something to do someplace together, so even if you have a cloudy day, the kids are home from school, businesses are shutting down and hotels are packed. There's people coming in and they're spending money. Mr. Brown said if we drop the video board the numbers get much better. Ms. Bonilla said she thinks we can charge \$20 for parking. Mr. Mullins said he thinks people will gravitate toward this location. He said Red Cross is recommending people buy enough supplies for three days because the whole system's going to be so overwhelmed that traffic could go on for a day. Mr. Brown said the County EMA Director estimated 500,000 to 1 million people in the area because you aren't gaining that much by being in the perfect line. Ms. McClelland said on the flip side of that, Lorain City Hall is telling people to close down because if they try to stay open or go to work you could get stuck for three days. She said these prices are just a starting point. This is all up for discussion. She estimates 500 cars and 500 beers. Mr. Brown said The Summer Market has a \$20 per spot parking lot during their event and it sells out in 20 minutes. Mr. Scott said we might want to charge more for preferred parking versus traditional parking if not too complicated. He also wants to look at worst and best case weather scenarios so we can aim in the middle. Mr. Brown said we need to protect our parking lots starting the Friday before. Mr. Mullins said if that's the case, we could charge for entry and parking. Mr. Nielsen said he didn't think we would be able to get 20 volunteers to park cars all day. Mr. Veard said it takes a lot to protect a parking lot. Mr. Brown said we have a lot of interest from food and merchandise vendors. We are accepting all vendors and the fee to participate is nonrefundable. Mrs. Leyva Smith said she has 14 applications in hand so far and about 15 others expected to be turned in. Mr. Scott asked what the timeline is? Mr. Brown said with the event being April 8, we only have one meeting left before it takes place. The staff needs parameters. At Black River Wharf, we could have RV parking and ask Oasis Marinas to help. Mr. Scott asked what staff needs

tonight? Mr. Brown said he wanted to discuss the budget. He said he thinks the easy item is eliminating the video board, which saves about \$5,000. He thinks we need more than a DJ and believes Michael Webber is a great compliment for the event. He's a good draw. We will have expenses that day no matter what. We're working with the stage company to have the vinyl top installed. Mr. Brown said dropping the screen we're at \$10,000. Mr. Nielsen said other items may pop up. The consensus of the committee was to eliminate the screen. Mr. Zellers said if our expenses are \$10,000, what do we expect to bring in? Ms. McClelland said her low estimate would be \$6,000. If everything was great we might be able to break even. Mr. Zellers said he doesn't know why we need to throw a party if people are willing to pay us to be food and merchandise vendors. We could charge for that and stop there. Mrs. Smith said if we go bare minimum, we still have to provide bathroom attendants, port-o-johns, litter control, etc. Mr. Zellers asked if that was because people would be on the site? Mrs. Smith said yes. Mr. Nielsen said the DJ and beer would keep them here. Mr. Mullins said people will gravitate to our site whether we do something or not. He thinks with people having the day off and our event lasting six hours, we'll have people buying drinks. Mr. Scott suggested creating an LLC in the future to handle things like this. Ms. McClelland said our profits would be split with Main Street Lorain. Mr. Scott asked if they were taking on any of the cost? Ms. McClelland said the only thing we have proposed to Main Street is if they bring volunteers to pour beer, we'll split the proceeds. They have not agreed to this yet. Staff will be parking cars. Mr. Brown said if we did bare minimum, we're still going to pay for port-o-johns, restroom attendants, trash, and maybe security. Mr. Scott asked if there was any way sound could be cheaper than \$4,200? Mr. Brown said we can go out for proposals. This is the price from Vertical Sound who sets up for the concerts. Ms. McClelland said if we did nothing it would still be about \$3,000. If we have food trucks, that might bring in \$2,000. Mr. Nielsen said food trucks may not come without entertainment. He said time is running short and we need to make a decision on what direction we want to go. Mr. Brown said he reached out to promoters who weren't interested in putting on an event due to the unknowns.

Mr. Scott said if we scale down it'll be 70 degrees and clear, if we go all out it'll be 40 degrees and cloudy. Ms. McClelland said if we don't make it worth it to come here, then people will find another place to go. Mr. Mullins said people will wonder why we didn't use our site. Much smaller organizations are investing a lot. They're expecting people from all over. If we have half a million more people in the area, that's going to impact a lot of businesses. Mr. Mullins asked about what marketing we've done? Ms. McClelland said it has been very vague because we need to make some decisions on the direction we're going. Mr. Mullins said if we're doing this we need to make a decision now so we can get a jump on it. Ms. Kiraly said she thinks we push forward. Ms. Bonilla agreed. Mr. Nielsen summarized the consensus is to move forward with the event without the video screen and try to find a partner to park cars. Ms. Kiraly asked what the cost would be to hire someone versus paying a nonprofit? Mrs. Smith said paying an employee would be nominal compared to splitting with a nonprofit. Ms. Bonilla moved to recommend to the full board a full solar eclipse event except the screen. Ms. Kiraly seconded. Motion carried. Mr. Brown said his goal would be not to exceed \$11,000.

- C. Port 60th Anniversary Saturday, May 4, 2024:** Mr. Nielsen said it's our 60th anniversary. Do we want to do anything? If so, when and what? Ms. Kiraly suggested a shirt promoting our anniversary during the eclipse? Mr. Brown said he thinks the shirt should be more about the event if we go that route. The logo you choose of the ones we're presenting will go on promotional items and be imbedded our social media posts. Ms. McClelland said there have been conversations about everything from a gala to a soft marketing campaign. She said we can do something bigger, but if you don't want to, we can begin with choosing a logo. If you don't like any, we can start over. Mr. Scott said a soft marketing campaign sounded best with all we have going on with the stage fundraising campaign. (5:57p Al Zgonc) Mr. Nielsen likes the idea to brand it. Mr. Mullins suggested tying it into a Rockin' on the River concert later in the year. (5:58p Frank Sipkovsky) The committee gave suggestions and Ms. McClelland said she would update the special anniversary logo and move forward.

III. Other Business

A. None.

IV. Adjournment

A. There being no further business to come before the Marketing and Public Affairs Committee, Mr. Veard moved to adjourn the meeting. Second by Ms. Kiraly. The motion carried, and the meeting adjourned at 6:00 p.m.

Carl Nielsen, Chairman

Tom Brown, Executive Director

Lorain Port and Finance Authority
Board of Directors
Regular Meeting
Port Office
Tuesday, August 13, 2024, at 6:00 p.m.

Board of Directors: Mrs. Silva Arredondo; Messrs. Mullins, Scott, Simmons
(6:01p), Veard and Zgonc (5)

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

Guests: Victoria Kempton, Lorain Second Ward Councilwoman
Beth Henley, Lorain First Ward Councilwoman
Joanne Zelina, Lorain resident
Eileen Torres, Hispanic Fund/Lorain County Community Foundation
Rey Carrion, Lorain Safety Service Director
Mary Springowski, Lorain City Councilwoman at Large

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 of Meeting Minutes

A. June 11, 2024, Regular Board Meeting Minutes corrected: Mrs. Leyva Smith explained she forgot to include the guests of the meeting, so this is correcting previously approved minutes. Mrs. Silva Arredondo moved to approve the corrected minutes. Second by Mr. Zgonc. Motion carried.

B. July 9, 2024, Regular Board Meeting Minutes: Mr. Veard moved to approve the meeting minutes. Second by Mr. Simmons. Motion carried.

IV. Report of Officers

A. Chairman

1. Correspondence received:

a. Lorain County Community College thank you letter: Mr. Brown said we received a thank you letter from Lorain County Community College for our

donation to the Kel Fligner Scholarship fund.

- b. Lorain City Schools fee waiver request:** Mr. Brown said he also received a fee waiver request from Lorain City Schools for their back to school event. In addition to this, they're also asking us to waive the deposit too. Mr. Brown said the deposit is our one small mechanism to cover any damages. We actually had something damaged during The Summer Market this year. We get the refunds back to the groups very quickly if no damages occur. Mr. Mullins asked if the group has paid a deposit in the past? Mr. Brown said yes. He wants to support them but he also wants a safeguard. Mr. Zgonc asked what the rental fee is? Mrs. Leyva Smith said \$1,400. Mr. Scott said he understands waiving the rental fee for the schools but thinks we should continue having a deposit. Mr. Brown said it is a slippery slope. Mr. Zgonc moved to waive the rental fee but require the deposit. Second by Mr. Veard. Motion carried.
- c. FireFish Festival fee waiver request:** Mr. Brown said we received a request today from FireFish to waive the deposit for the burning of the fish in our south parking lot at Black River Landing. Mr. Mullins asked if they charged entry? Mrs. Leyva Smith said the event is primarily on Broadway Avenue and at the end a parade walks down to our south parking lot to burn the fish. Mrs. Silva Arredondo said if what they're doing involves fire we should require a deposit. Mrs. Leyva Smith said the group has paid the deposit in the past but was struggling with sponsorships this year. Mr. Mullins said the fire makes him nervous, too. The board decided to require the deposit.
- d.** Mr. Brown said last week during the storm on August 6 the Underground Railroad monument blew over and is in three pieces. We're working with Ms. Sylvia Duvall, from the committee who sponsored it, and she found a stone mason. The granite can't be saved. The stone mason is going to send people out to lift and remove it and see if we can save the bronze relief plaque on the one side. We think it may be covered by insurance. We're going to help the group that did the fundraising to see if they can

redo it. The original company is no longer in business. Mr. Brown will provide an update when it's available.

B. Executive Director

1. Stage Project Report: Mr. Brown said Mr. Zgonc has an email from Mr. Zellers. He asked Mr. Zgonc to report on his behalf. Mr. Zgonc said the committee and staff received the email. Unfortunately, we are behind on fundraising and need to delay groundbreaking. Thinking about January 2025 groundbreaking instead. Will have updated schedule next month. We need to have the money in hand before we can sign contracts. Currently we have \$995,000 from Lorain County. The \$995,000 from the city is supposed to happen in the 4th quarter of this year. We'll get the grant in October and our bond at the end of 2024. So far, the philanthropic effort has raised \$3 million. This will get us roughly \$10,500,000. This will allow us to sign contracts and move forward. Mr. Brown said we've had a lot of work sessions. The delay is due to credit enhancement. The county port is very interested but it doesn't get us to the September groundbreaking. We're three weeks over due to get things mobilized. We love everything about the design, but he doesn't think we can break ground in January and not end up missing a summer season. He thinks the task is to get the \$10 million lined up and ready to go. Mr. Mullins said if we start next fall, how does that work? Mr. Brown said they don't want to fence off half the site and then have a mud hole for the next season of concerts. He said he sees it as a failure on his part and he doesn't like to fail. Mr. Mullins said he had a meeting with the mayor and he said we would get the money in a timely manner. Mr. Carrion said the discussion of placing the money at the end of the project will not happen. They will release those funds soon. Mr. Brown asked what if we already sent the information in April? Mr. Zgonc asked if there will be a new construction schedule at the next meeting? Mr. Brown said he believed so. For philanthropic, we're 1/3 of the way there. He said there have been a lot of great meeting and a lot of the foundations that have made verbal commitments are waiting on grant cycles. It has been a positive, well-received campaign. Mr. Bob Campana and Mr.

Ben Norton have been phenomenal. Mr. Scott asked for the schedule of the bond approval with the county, or a timeline. Mr. Brown said he's supposed to get a term sheet sometime this week. Mrs. McClelland said we get the funds when they sell the bonds, which is basically closing. It'll take about three months. Mr. Brown said we should have the funds secured by end of 2024. He doesn't think a temporary stage at the south end is a good solution for anyone and he hates to say it, but we just ran out of time. Mr. Scott said he thinks we can continue to fundraiser and proceed with the bond. Mr. Mullins said the bond will get us where we need to be, and he thinks people will be more interested in donating once we break ground. He doesn't think we're that far off and is optimistic. Mr. Brown said not a lot of projects of this magnitude are happening in the area, so if it takes a few extra months then so be it. Mr. Veard said it has been buildable in the winter for the last four years but you never know. Mr. Brown said if things change and we can have a special call if needed, but his recommendation is to break ground next year. Mr. Zgonc said he thinks it's sad for the community that the racetrack can get the amount of money it has for an unproven group whereas this board has been here 60 years and has provided a real benefit to the city and we get trashed. He said we couldn't even get a round \$1 million, and he thinks it's sad for Lorain and the community at large. Mr. Mullins said we're a proven entity, we're going to grow and our focus has to be on getting the project across the finish line. Mr. Scott said he feels good vibes between the port and the city now. He sees a working relationship and things going in the right direction with more dialogue. Mr. Mullins said he agrees and it is important to remain focused on the objective. There are always going to be hurdles. He thinks we've done a great job. Mr. Brown added that our site is a brownfield and was formerly the 1924 tornado dumping ground. When we did our new borings, we found out the design had to change, so we had to go back to the engineers. We now need to go down to bedrock to support the structure. That means where we were saying cut to save \$500,000, we're now spending that in the new foundation.

2. The Summer Market and Lorain Brewfest Report: Mr. Brown said The Summer Market was well attended and had great weather. We had one Story Walk sign damaged and it has been repaired. We always get compliments for that event. Brewfest was back with a new promoter. They had about 50 days to plan. They had perfect weather and a new layout. Live music was on the stage. The event was also well received. Some people missed the vendors being in the pavilions, but several others liked it being in the grass. It looked great from the bridge. He thinks for year one we did well. We plan to have a meeting with promoters to plan for next year. The promoters were very happy. They struggled a little at first as the last promoter refused to share any prior ticketing information to reach out to past customers, so this year was from scratch. We're looking forward to next year. Mr. Simmons said he heard some customers were upset because they didn't want to pay digitally and Brewfest wasn't accepting cash at the gate. He said he also heard from people that the ticket prices were a little high. Mr. Brown said day-of tickets are always a lot higher, and even more so in Cleveland, Columbus and Cincinnati. For this type of event, you have to order the beer, the cups, merchandise, etc. based on ticket sales. We had a ton of last minute sales the night before. Mr. Brown said he did hear a couple of complaints about pricing, but presale tickets were \$30 and they had 6 or 7 promotions listing them for \$20. Day-of tickets were \$45. Mr. Brown thanked Mr. Simmons for his input and said he wasn't aware they weren't taking cash at the gate. Mr. Simmons said Broadway business owners also complained about people were too drunk and sleeping in their businesses. He said when he rode the Water Taxi earlier this season, two men who were pretty drunk got on board and one fell out. Mr. Simmons suggested possibly a sign-in sheet to keep track of passengers. Mr. Mullins said we may have done that initially but it would be cumbersome on the captain. Mrs. Leyva Smith said she was immediately informed by Captain Roy DeVore about the incident. The man was inebriated, boisterous and decided to stand with one foot on the boat and one on Oasis Marinas A Dock while Captain DeVore was untying to head back to The Shipyards. The man lost

balance, fell in and then skinned his knees trying to climb the concrete dock. Mrs. Leyva Smith said she gets a text every time the captain leaves the dock with the number of passengers aboard. Mr. Mullins said the captain has to be in control, but in that situation, who does he go to. Mrs. Leyva Smith said unfortunately the Marine Patrol hasn't been around much this season. Mr. Simmons said the captains may need to decide if people are in the right condition to ride the boat because it could be a liability. Mr. Mullins asked if passengers are given safety instructions? Mrs. Leyva Smith said yes, before the boat leaves the dock, the captain tells everyone to remain seated and to keep arms and hands inside at all times. Mr. Mullins said he doesn't want the captains to be confrontational. Mr. Brown said he trusts the captain's training and they have every right to refuse boarding. We'll revisit that with our captains. Mr. Veard asked about how many people attended? Mr. Brown said about 1,000.

3. Riverside Building funding request: Mr. Brown said as you're aware, we're in a sublease with JATT for the Riverside Park building. The Port signed a lease in 1991 with the city to run Riverside Park. In our sublease with JATT, we are responsible for certain infrastructure. Mr. Jeff Neal and his group have put a lot of work and money into the building. They hope to open mid-September. He and Mr. Mullins have toured it. The boardwalk over there is done. It's been repaired 50 different times. We are responsible for the boardwalk and we don't feel comfortable with them opening until at least the portion in front of the business has been repaired. They have contractors on-site that can do the repairs to the boardwalk from the bridge to the end of the building. He has a quote for \$14,243.88. Mr. Mullins said regardless, it's a public place and the boards are snapping. Boats docking are going to put pressure on that, too. Mr. Veard asked who's doing the work? Mr. Brown said Banco Construction. He said he could get other quotes, but they are already onsite installing the new deck for the business. His recommendation is going with Banco. Their price is reasonable. He's hopeful their might be grant or partnership opportunities to do the other side of the boardwalk. We're getting \$1,000 a

month as part of the lease at this point. Mr. Scott moved to approve the proposal from Banco for the Riverside Boardwalk repair. Second by Mr. Veard. Motion carried.

C. Assistant Director

1. One Time Strategic Community Investments Grant Agreement: Mrs.

McClelland said we received \$500,000 from the State of Ohio and we have to finalize a grant agreement and pass a resolution to accept those dollars. We have to submit an application with the grant agreement and then we get the dollars. It's a little backwards, but we've already been awarded. This has gone before Mr. Brosky. He has a few items he would like amended. Mrs. McClelland said there isn't much room for negotiating with these grant agreements. We've put in a request asking if any changes are possible. They are very small items and the requests are to put us in a better position but would not prohibit us from signing if they say no. Mr. Scott asked about the timeline? Mrs. McClelland said yes, the dollars have to be spent by June 30, 2026. Mr. Mullins said asked if there was any risk involved? Mrs. McClelland said this funding is the one-time strategic dollars coming through the house and senate specifically for Black River Landing improvements. These are the least restrictive grant dollars one could receive as a government agency.

Mr. Mullins presented:

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR THEIR DESIGNEE TO ENTER INTO A GRANT AGREEMENT BY AND BETWEEN THE STATE OF OHIO THROUGH THE OHIO OFFICE OF BUDGET AND MANAGEMENT AND THE LORAIN PORT AUTHORITY FOR THE PURPOSE OF ACCEPTING GRANT DOLLARS AWARDED THROUGH THE ONE TIME STRATEGIC COMMUNITY, PENDING MINOR NONSUBSTANTIVE CHANGES AND LEGAL COUNSEL APPROVAL.

Mr. Scott moved to approve Resolution 2024-18. Second by Mrs. Silva Arredondo. Roll call vote as follows:

Ayes: 6

Nays: 0

Abstain: 0

Resolution Passed

V. Report of Committees

A. Contract Management Committee

1. Mr. Zgonc said he had no report.
2. Brightspeed Phone and Internet Proposal: Mr. Zgonc said we need to discuss phone and internet services. Mrs. Smith said we were with Lumen and they were bought out by Brightspeed. Our current contract was for five years and ends October 2024. We've been approached by Brightspeed and had a couple meetings. If we don't do anything, our costs will go up because Lumen will have to purchase rights from Brightspeed. We're looking at their cloud-based phone system and increasing from 50mbps to 100mbps internet. The current proposal is for three years for a monthly fee of \$765. There is a one-time fee of \$168.61 for shipping the phones and onboarding. We currently pay Lumen \$728 monthly, so Brightspeed is an increase of about \$37. But with new system, we won't need Zoom anymore, which is about \$16 per month. This makes the actual increase \$21 a month. The contract would be \$27,540 for three years. Mrs. Smith said in the past we looked at different companies to potentially bring phone and internet down here, but Spectrum wanted \$250,000 to run lines. We're limited in our options for service providers due to our location. We could hold off, but they want to get started with backend configuration. If we do sign, we will not be billed by Brightspeed until we are done with Lumen. Mr. Brown said due to recent discoveries and the city's ordinance, this would put us over the \$25,000 threshold. We'll reach out to city council for them to review and offer a nonbinding recommendation, and to Lumen again to see if they want to quote. Mr. Carrion said in regard to the ordinance passed in 1990, our board was given the same \$25,000 threshold as the city's board of control. Since then, the board of control has raised its threshold to \$75,000. Mr. Carrion wants to bring this to a city committee to do the same for the Port board. Mrs. Springowski said she didn't think a committee meeting was necessary as there is a consensus on it. Mr. Zgonc wants to take it to committee next month and have Mr. Zellers review it before deciding. Mr. Brown said he asked our legal counsel and they don't

believe we can amend an ordinance. You only get one bite at the apple, so you appeal it or leave it alone. Mrs. McClelland said that's the law.

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.

D. Financial Planning and Audit Committee

1. July 2024 Financial Statement: Mrs. Smith said the financials were ready but Ms. Bonilla was unable to meet before today's meeting. We'll hold these until next month.
2. Then and Now Certificate: Mrs. Smith said she had one then and now certificate. This is related to the flock camera. Mr. Brown is hopeful to get this on the police department's network.

Mr. Mullins presented:

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

Mr. Veard moved to approve Resolution 2024-19. Second by Mr. Zgonc. Roll call vote as follows:

Ayes: 6 Nays: 0 Abstain: 0 Resolution Passed

E. Bylaws and Personnel Committee

1. Addition of new bylaw regarding public comment: Mrs. Silva Arredondo said the committee met prior to this meeting. The committee has made a recommendation that this new bylaw regarding public comment be adopted by the board. Mr. Scott moved to approve. Second by Mr. Zgonc. Motion carried.

VI. Other Business

- A. Next Port Tent Date: September 6**: Mr. Brown said he hoped to see you all there.

VII. Public Comment

- A.** Mr. Carrion said the city wanted an update on the marina restaurant site. He already spoke with Mr. Brown before today's meeting and heard a complete summary of the situation. He said he will take that information to the city and

keep hoping we can find one for the space. With the stage, Mr. Carrion asked if there would be any cost increases due to the delay? Mr. Brown said it could be. Mr. Mullins said we hope the interest rates come down. We'll have to wait and see. Mr. Brown said regarding the former Jackalope, he spoke with Mr. Carrion about how Oasis gave Mr. Jim Andrews sufficient time to clear out. Since then, Oasis has been working with a commercial real estate broker. There have been multiple tours and people interested in starting a restaurant but no one with the capital. There's a downturn right now. Oasis has gone so far as to say they would amortize improvements into the rent for the right renter.

- B.** Ms. Victoria Kempton said she is Lorain's second ward councilwoman. She thought it was an interesting meeting with good information to take back to the residents. She said everyone wants to know if Rockin' on the River is going away? Mr. Brown said we've been in active negotiations. We as a port authority are guaranteeing that Friday nights will look the same. We're going to make sure there is affordable entertainment from Memorial Day through Labor Day and beyond. Ms. Kempton said that's what people want to know. Mr. Brown said we'll get it done one way or another. Ms. Kempton also thanked the port for working with Ms. Sylvia Duvall on the Underground Railroad Monument. Mr. Brown said we're optimistic insurance will cover some of it. We just have to find the right stonemason to replicate that granite piece. We're hoping the bronze relief is intact.
- C.** Ms. Joanne Zelina said she is upset but will keep it to herself. She thinks last month was handled wrong by the person who represents this city. She doesn't like the way it was handled and said the port authority board was blindsided.
- D.** Mrs. Beth Henley said she Lorain's first ward councilwoman. The port meetings are very informative for her. She is pleased to see there has been a meeting of the minds with the city. The better we work together the better it is for the city. She has nothing but respect for the port authority board and staff.
- E.** Mrs. Mary Springowski said great job as always. She is looking forward to and is excited for the future of the port. She's a big advocate of ours and applauds the

port's efforts. She said there are quite a few members of city council who are also supportive and whatever we can do to work together is great.

- F. Ms. Eileen Torres asked about the Tall Ships that used to come here. Mr. Brown we're in conversation with them almost every year. There are times when we could grab a Tall Ship as it's going from one port to another, but it's pricy and large sponsorships are needed. We have ongoing dialogue and keep a pulse on it. It's been a little quiet in our region but we'd love to have them again.

VIII. Adjournment

- A. There being no further business to come before the board, Mr. Veard moved to adjourn. Mr. Scott seconded. The meeting adjourned at 7:13 p.m.

Brad Mullins, Chairman

Tom Brown, Executive Director

Lorain Port and Finance Authority
Board of Directors
Contract Management Committee Meeting
Port Office
Tuesday, September 10, 2024, at 5:00 p.m.

Committee Members: Mrs. Kiraly; Messrs. Veard and Zgonc (3)

Board of Directors: Mr. Scott (5:16p), Mr. Mullins (5:17p)

Staff: Tom Brown, Executive Director
Tiffany McClelland, Assistant Director
Yvonne Smith, Accountant
Kelsey Leyva Smith, Office Manager

Guests: None

I. Roll Call

- A.** The meeting was called to order at 5:00 p.m. by Contract Management Committee Vice Chairman Al Zgonc with roll call indicating a quorum present.

II. Report of Chairman

- A. Phone and internet services:** Mr. Zgonc turned the floor over to Mrs. Smith. Mrs. Smith said at the last board meeting the board requested she reach out to Lumen, our current provider, for a quote. She reached out to them the next day and they said to give them two business days. She has tried emailing several times and finally Wednesday last week she called and emailed letting them know she needed the quote by last Friday, Sept. 6 in order to go out in the board packet. Still to this day, Lumen has provided no quote. The only quote we have is from Brightspeed. They bought sections of Lumen and are in this area. We have limited options with our location. The chart she created shows the monthly reoccurring charges and one-time charges. If we stay with Lumen, we will be month to month for whatever rate they set. Everyone is anticipating the rate to go up because they will be leasing from Brightspeed. We currently pay \$728 monthly for phone and internet. Brightspeed would be \$765 monthly, which is a \$37 increase. However, we would no longer need Zoom, which would save us \$16 monthly, making the actual increase \$21 per month. This is a 36-month

agreement. The service is cloud based and we're moving up to 100mbps internet to accommodate our future needs related to Rockin' on the River. Mr. Brown said in the last two to three years, Lumen has been incredibly difficult to work with. We can't get a quotes, which shows you their customer service level. He said when we needed a technical solution to power our camera, we got nowhere with Lumen for 3-4 weeks. Brightspeed took a look and found a solution. As much as we would like to cost shop, it would likely be \$250,000 to bring Spectrum down here. Mr. Veard said some of his apartments are switching to Brightspeed. Mrs. Kiraly said Brightspeed new monthly cost is \$765 per month, which is higher than current Lumen cost, but that doesn't include 100mbps internet service or Zoom. Mrs. Smith said yes, currently Lumen is providing us 50mbps internet, but she doesn't have a quote to compare 100mbps. Mr. Veard confirmed the Lumen price is subject to change anytime. Mrs. Smith said yes. Mr. Veard moved to recommend to the full board accepting the Brightspeed proposal for phone and internet services. Second by Mrs. Kiraly. Motion carried.

- B. Gas and electric rates:** Mr. Zgonc said we have the listing of current rates. These have been revised over the last several weeks to get the best rates available, even as late as today. Mrs. Smith said this has been hard to nail down. She got the new rates as of today for both electric and gas. We're looking at 24 and 36 months. The first part comes from the Public Utilities Commission of Ohio (PUCO) where they do an apples to apples comparison. Our current rate is .0679. Some do have an early termination fee, and some say they are a fixed rate, but it isn't the same for each company. If you go above a capacity load, they can still charge you more. The broker from Integrity said most companies do that. Mr. Brown asked Mrs. Smith to check with NOPEC. Their rate is lower, and it is a fixed rate for 24 months. They did not have one listed on their website for 36 months. Mr. Brown said they have a very competitive rate. We've done \$4-5 million in PACE financing with NOPEC as a partner, so in the economic development realm he has always felt odd about our not using NOPEC as an agency. Mrs. McCelland said PACE could be a portion of the stage funding, and they encourage being a NOPEC customer if they're financing a project. With it

being the best rate and because of those relationships, she highly recommends going with them. Mr. Veard wondered if it's lower for 36 months? Mrs. Smith said it depends, sometimes it's higher. Mr. Brown said at the OEDA conference, people are worried about an energy shortage, so he worries rates might start creeping up. Mrs. McClelland said there is already evidence of that in the provided rates. Mr. Zgonc wants separate motions for gas rates and electric rates. The committee is good with 24 months versus 36 months. Mr. Veard moved to recommend to the board going with NOPEC for gas rates. Mrs. Kiraly seconded. Motion carried. Mr. Veard moved to recommend to the full board going with NOPEC for electric rates. Second by Mrs. Kiraly. Motion carried.

III. Other Business

A. Mr. Brown said with the acquisition of ROTR, we'll have to make some bylaws changes or additions to be able to have flexibility and confidentiality. He said Mr. Mullins asked him to start working it up based on what our 2018 strategic plan suggested. Mr. Brown sent the language to Mrs. Silva Arredondo for the Bylaws and Personnel Committee, but it has to do with contracts so he wanted to present it to this committee as well. He passed out copies to all committee members. It talks about raising the spending threshold to \$75,000, which was suggested in the strategic plan. No motions are needed now, he just wants to give plenty of time to review. Mr. Brown is worried about being able to book bands/acts and keep it private before we're ready to announce. He said Mrs. Silva Arredondo will bring this up under bylaws.

IV. Adjournment

A. There being no further business to come before the committee, Mrs. Kiraly moved to adjourn. Mr. Veard seconded. Meeting adjourned at 5:18 p.m.

Al Zgonc, Vice Chairman

Tom Brown, Executive Director

Lorain Port and Finance Authority
Board of Directors
Regular Meeting
Port Office
Tuesday, September 10, 2024, at 6:00 p.m.

Board of Directors: Mrs. Kiraly & Silva Arredondo; Messrs. Mullins, Scott, Veard
and Zgonc (6)

Staff: Tom Brown, Executive Director
Tiffany McClelland, Assistant Director
Yvonne Smith, Accountant
Kelsey Leyva Smith, Office Manager

Guests: Mary Springowski, Lorain Councilwoman at Large
Jack Bradley, Lorain Mayor

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 of Meeting Minutes

A. August 13, 2024, Bylaws & Personnel Committee Meeting Minutes: Mrs. Leyva Smith explained she fixed a grammatical issue. Mrs. Kiraly moved to approve the corrected minutes. Second by Mrs. Silva Arredondo. Motion carried.

B. September 3, 2024, Special Board Meeting Minutes: Mrs. Leyva Smith said she fixed two spelling errors in these minutes, too. Mr. Veard moved to approve the meeting minutes as corrected. Second by Mr. Zgonc. Motion carried.

IV. Report of Officers

A. Chairman

1. Correspondence received:

a. El Centro Sponsorship Request: Mr. Brown said we received a sponsorship request from El Centro. He included it in the board packet because he wanted to gauge interest in attending the event. Different

sponsorship levels include different ticket amounts. It's their 50th anniversary celebration. He wants to know how many want to attend so he can pick a sponsorship level or buy additional tickets as needed. We have until October 11 to reply. Please let Mr. Brown know as soon as possible. Mr. Zgonc is interested in two tickets, and so is Mrs. Silva Arrendondo and Mr. Mullins. The event is November 2 at the LCCC Spitzer Conference Center.

B. Executive Director

1. Request revision to spending threshold: Mr. Brown said a document with proposed language was passed around. He said this would be from Michele's bylaws committee, but he wanted to present it as soon as possible. He has been talking with Mr. Mullins about the spending thresholds recommended in our 2018 Strategic Plan. This is in reaction to acquisition of Rockin' on the River. We want to be able to get bands under contract in silence with 60-mile radius non-compete clauses. This is up for discussion and can go to committee. Mrs. Silva Arredondo asked how soon we need to make commitments? Mr. Brown said it's begun. Mr. & Mrs. Earley know there are bands we need to move on today, so they are starting to make those moves. That will be transferred with everything on October 1, so sooner than later. Mr. Scott said raising the threshold is mandatory. Mr. Mullins said we have to be nimble and able to make decision quickly. Mr. Brown said he knows it's a big number but, the board will still be involved in every decision. This is the industry standard. Mr. Scott said he wants to move on this tonight so we can hit the ground running. Mr. Mullins agreed. Mr. Scott moved to raise the spending threshold to \$75,000. Second by Mr. Zgonc. Motion carried.
2. MOU with City of Lorain for ARPA disbursement: Mr. Brown said Mr. Zellers and Mr. Mullins met with city administration concerning the ARPA expenditures. He is proud to say it went through Board of Control last week and the city passed a version of the MOU. Mr. Brown asked Mr. Jack Bradley if there were any revision on the MOU? Mr. Bradley said yes, the Board of Control approved the appropriation. The MOU needs to be signed by Mr.

Brown and Mr. Rey Carrion. Mr. Brown said the Board of Control was our final threshold for approval of the \$995,000. The MOU lays out the disbursement schedule starting September 2024 and goes through March of 2026. He said in talking to our construction manager and Mr. Zellers working it out with the city, we think it's a fair way of looking at it. Mr. Veard asked what the \$300,000 is for groundbreaking? Mr. Brown said mobilization and preordering. We're going to preorder as much as possible. Mr. Zgonc asked if the deep foundation included the additional amount mentioned at a previous meeting. Mr. Brown said yes. That was a last minute addition. Deep foundations require large augers down to bedrock to support the structure. It cost us more, but it's better to know now and build correctly. Mr. Brown is looking for a motion of approval. Mrs. Kiraly said she will abstain due to the appearance of a conflict of interest. Mr. Zgonc moved to approve the MOU. Second by Mr. Veard. Motion carried.

3. Check presentation: Mr. Brown said in conjunction with the MOU and the ARPA distribution, both parties thought it would be a good idea to do a large check presentation. He plans to put the city seal on the check. The mayor wants to do a proclamation for Bob and Sandy. Representatives from the city administration will be on stage Friday, Sept. 13. We will also do the official contract signing with Mr. & Mrs. Earley. It will be a nice photo op and we'll have a press release. Mr. Mullins thinks it's a great idea.

V. Report of Committees

A. Contract Management Committee

1. Phone and Internet services: Mr. Zgonc said there was a committee meeting before the board meeting this evening. They reviewed the phone and internet service proposal, as well as gas and electric rates. The committee is recommending going with Brightspeed as they are the only provider available to us. Mrs. Kiraly moved to approve the Brightspeed proposal. Second by Mr. Veard. Motion approved.
2. Gas and electric rates: Mr. Zgonc said the recommendation of the committee is to go with NOPEC for both gas and electric for a 24-month period. Mr.

Veard moved to accept NOPEC for electric. Second by Mrs. Silva Arredondo. Motion carried. Mrs. Silva Arredondo moved to accept NOPEC for gas. Mr. Veard seconded. Motion carried.

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.

D. Financial Planning and Audit Committee

1. Budget Amendment: Mrs. Smith asked if the board like the way she presented the information? Mr. Mullins said yes.

Mr. Mullins presented:

A RESOLUTION RATIFYING EXPENDITURES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO REVISE THE 2024 OPERATING BUDGET, TRANSFER AND APPROPRIATE FUNDS AND REQUEST AN AMENDED CERTIFICATE OF ESTIMATED RESOURCES FROM THE COUNTY AUDITOR.

Mr. Zgonc moved to approve Resolution No. 2024-21. Second by Mr. Veard. Roll call vote as follows:

Ayes: 6 Nays: 0 Abstain: 0 Resolution Passed

2. July 2024 Financial Statement: Mrs. Silva Arredondo said she reviewed the financials and conducted a mini audit with Mrs. Smith and Ms. Bonilla for July and August. She said everything checked out.
3. August 2024 Financial Statement: Mr. Scott moved to approve both the July and August financial statements. Second by Mrs. Silva Arredondo. Motion carried.
4. Signers on bank account update: Mrs. Smith said we need to have a motion to remove Carl Nielsen and add Jeff Zellers as a signer on the port authority bank accounts. She will provide a copy of the minutes to our bank for them to begin the process. Mr. Veard moved to remove Mr. Nielsen and add Mr. Zellers as a signer on the bank accounts. Second by Mr. Scott. Motion carried.

E. Bylaws and Personnel Committee

1. Mrs. Silva Arredondo said she had no report. Mr. Brown said he would be working with Mrs. Silva Arredondo on additional changes as they come. There may be an October committee meeting if needed.

VI. Other Business

- A. Mr. Zgonc asked about what time board members should arrive on Friday? Mr. Brown said the check signing will be around 6p and the contract signing with Mr. & Mrs. Earley will be at intermission around 8:15-8:30p. Please wear our 60th anniversary t-shirt. Mrs. Silva Arredondo will be out of town.

VII. Public Comment

- A. Mr. Bradley said he's glad we got the contract done with Bob Earley. It's great for the city and the port. He's excited ROTR will continue in the City of Lorain. Mr. Mullins thanked Mr. Bradley for his support. Mr. Brown said Mr. Earley has been very gracious. The transfer will take place October 1.

VIII. Adjournment

- A. There being no further business to come before the board, Mr. Veard moved to adjourn. Mr. Scott seconded. The meeting adjourned at 6:23 p.m.

Brad Mullins, Chairman

Tom Brown, Executive Director

RESOLUTION NO. 2024-__

A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF A MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$12,000,000 OF LEASE REVENUE BONDS OF THE LORAIN PORT AUTHORITY FOR THE PURPOSE OF FINANCING COSTS OF “PORT AUTHORITY FACILITIES” WITHIN THE MEANING OF SECTION 4582.21, OHIO REVISED CODE, FOR THE BENEFIT OF XELL REAL ESTATE HOLDINGS LLC; AUTHORIZING A BOND ADVANCE AGREEMENT; AUTHORIZING A GROUND LEASE; AUTHORIZING A LEASE; AUTHORIZING A MORTGAGE; AUTHORIZING A CONSTRUCTION SERVICES AGREEMENT; AUTHORIZING OTHER COLLATERAL DOCUMENTS; APPROVING A TERM SHEET; AND AUTHORIZING AND APPROVING RELATED MATTERS.

WHEREAS, the Lorain Port Authority (the “Port Authority”), a body corporate and politic duly organized and validly existing under the laws of the State of Ohio (the “State”), is authorized and empowered, by virtue of the laws of the State, including without limitation, Section 13 of Article VIII, Ohio Constitution and Chapter 4582, Ohio Revised Code (a) to issue its revenue bonds for the purpose of assisting in the financing of costs of acquiring, constructing, equipping, installing or improving “port authority facilities,” as defined in Section 4582.21, Ohio Revised Code, located within the boundaries of the City of Lorain, Ohio, except as otherwise permitted by the Act (as defined below), (b) to enter into agreements with respect to the financing, acquisition, construction, installation, equipping, and improvement of such facilities and to provide for a pledge of certain revenues sufficient to pay the principal of and interest and any premium on those revenue bonds, (c) to further secure the repayment of those revenue bonds by granting a mortgage interest in the property to be acquired, constructed, installed, equipped, and improved from the proceeds of such revenue bonds, and (d) to enact this Bond Legislation, to enter into the Bond Advance Agreement, the Mortgage, the Construction Services Agreement, and any Collateral Documents, each as defined in Section 1, upon the terms and conditions provided in this Bond Legislation; and

WHEREAS, upon the advice of the officers of the Port Authority, this Legislative Authority has determined that the Project will enhance, foster, aid, provide and promote economic development, education, governmental operations, and research within the financing jurisdiction of the Port Authority and the State and will enhance the availability of adequate housing in the State and improve the economic and general well-being of the people of the State, and the Port Authority is authorized and empowered under this Bond Legislation to sell and issue its revenue obligations to provide financing for the Project; and

WHEREAS, this Legislative Authority has determined that it is necessary and proper and in the best interest of the Port Authority to issue revenue bonds in the maximum aggregate principal amount of \$12,000,000 at this time to assist in the financing of costs of port authority facilities by making available the proceeds pursuant to the Bond Advance Agreement to Xell Real Estate Holdings LLC, an Ohio limited liability company (together with its affiliates and permitted successors and assigns, the “Developer”) for the Project Purposes, as defined in Section 1;

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

SECTION I. Definitions. In addition to the words and terms elsewhere defined in this Bond Legislation, the following words and terms as used in this Bond Legislation shall have the following meanings unless otherwise provided and unless the context or use indicates another or different meaning or intent:

“Act” means Ohio Constitution, Article VIII, Section 13 and Chapter 4582 of the Ohio Revised Code, all as enacted and amended from time to time.

“Authorized Denominations” means, with respect to the Lease Revenue Bonds, \$100,000 and any integral multiples of \$1,000 in excess of \$100,000, or such other denominations as may be provided in the Certificate of Award.

“Bond Advance Agreement” means the bond advance agreement, bond placement agreement, bond purchase and continuing covenants agreement, bond placement and continuing covenants agreement, bond advance agreement, or any similar agreement determined in the Certificate of Award, expected to be dated the date of issuance of the Lease Revenue Bonds or as may be determined in the Certificate of Award, by and among the Port Authority, the Developer, the Original Purchaser, and such additional, fewer, or other parties as may be determined in the Certificate of Award, which Bond Advance Agreement shall provide for (i) the Original Purchaser to make advances of the proceeds of the Lease Revenue Bonds to the Port Authority, and (ii) the Port Authority to make available the proceeds of the Lease Revenue Bonds to the Developer for the purpose of financing the costs of the Project, as the same may be amended or supplemented from time to time in accordance with its terms.

“Bond Legislation” means this resolution and the Certificate of Award executed pursuant to this resolution.

“Bond Service Charges” means, for any period or payable at any time, the principal of and interest and any premium on the Lease Revenue Bonds for that period or payable at that time, whether due at maturity or upon acceleration or redemption.

“Book-Entry Form” or “Book-Entry-Only System” means, with respect to the Lease Revenue Bonds and only if the Certificate of Award so provides, a form or system, as applicable, under which (i) the ownership of beneficial interests in Lease Revenue Bonds, including the principal and redemption price thereof, and interest due thereon, may be transferred only through a book entry and (ii) physical Lease Revenue Bond certificates in fully registered form are registered only in the name of a Depository or its nominee as holder of the Lease Revenue Bonds, with the physical Lease Revenue Bond certificates “immobilized” in the custody of the Depository. The Book-Entry-Only System is maintained by and is the responsibility of the Depository and not the Port Authority or any Paying Agent. The book entry is the record that identifies, and records the transfer of the interest of, the owners of beneficial (book entry) interests in the Lease Revenue Bonds.

“Certificate of Award” means the certificate or certificates executed by the Executive, the Fiscal Officer, or both pursuant to Section 3 of this Bond Legislation.

“Collateral Documents” means such security instruments, pledges, assignments, intercreditor agreements, subordination, nondisturbance, or attornment agreements as shall be required by the Original Purchaser under the Bond Advance Agreement and Mortgage or any similar agreement to secure the Lease Revenue Bonds.

“Construction Services Agreement” means the Construction Services Agreement or similar agreement as may be determined in the Certificate of Award expected to be dated the date of issuance of the Lease Revenue Bonds or such other date as may be determined in the Certificate of Award between the Port Authority and the Developer, as the construction services provider, construction manager, construction agent, or a similar designation, for the acquisition, construction, installation, equipping, and improvement of the Project, as the same may be amended or supplemented from time to time in accordance with its terms.

“Depository” means any securities depository that is a clearing agency under federal law operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of book entry interests in Lease Revenue Bonds or the principal of and interest on the Lease Revenue Bonds, and to effect transfers of Lease Revenue Bonds, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

“Developer” means, Xell Real Estate Holdings LLC, an Ohio limited liability company, together with its affiliates and permitted successors and assigns, or such other entity as may be designated in the Certificate of Award.

“Executive” means President of the Authority or the Chair or Vice Chair of the Legislative Authority.

“Fiscal Officer” means the Secretary and Fiscal Officer or an Assistant Secretary and Fiscal Officer of the Authority.

“Ground Lease” means the Ground Lease Agreement or similar agreement as may be designated in the Certificate of Award expected to be dated as of the date of issuance of the Lease Revenue Bonds or as otherwise may be determined in the Certificate of Award between the Developer or such other party as may be designated in the Certificate of Award, as lessor, and the Port Authority, as lessee, as it may be validly amended or supplemented and in effect from time to time.

“Holder” or “holder of a Lease Revenue Bond” means the person in whose name a Lease Revenue Bond is registered on the Register maintained initially by the Fiscal Officer as Registrar.

“Interest Payment Date” means, as to the Lease Revenue Bonds, such dates as are specified in the Certificate of Award for the payment of interest on the Lease Revenue Bonds.

“Lease” means the Lease Agreement or similar agreement as may be designated in the Certificate of Award expected to be dated as of the date of issuance of the Lease Revenue Bonds or as otherwise may be determined in the Certificate of Award between the Port Authority, as lessor, and the Developer or such other party as may be designated in the Certificate of Award, as lessee, as it may be validly amended or supplemented and in effect from time to time.

“Lease Revenue Bonds” means the Port Authority’s Taxable Lease Revenue Bonds, Series 2024 (Ohio Motorsports Park Project) (or as otherwise designated in the Certificate of Award) in the maximum aggregate principal amount of \$12,000,000 and issued by the Port Authority pursuant to this Bond Legislation.

“Legislative Authority” means the Board of Directors of the Port Authority.

“Mortgage” means the Open-End Mortgage, Assignment of Leases and Rents, and Security Agreement or a similar instrument as may be designated in the Certificate of Award granting a security interest with respect to the Developer and the Port Authority’s respective interests in the real property on which the Project is located, expected to be dated the date of issuance of the Lease Revenue Bonds or as may be otherwise designated in the Certificate of Award, given by the Developer and the Port Authority in favor of the Original Purchaser, as the same may be amended or supplemented from time to time in accordance with its terms.

“Operative Documents” means, if and to the extent any of the following are executed and delivered by the Port Authority in connection with the issuance of the Lease Revenue Bonds, the Lease Revenue Bonds, the Bond Advance Agreement, the Ground Lease, the Lease, the Mortgage, the Construction Services Agreement, and the Collateral Documents.

“Original Purchaser” means, as to the Lease Revenue Bonds, the entity or entities designated as the Original Purchaser in the Certificate of Award.

“Participant” means any participant contracting with a Depository under a book entry system and includes securities brokers and dealers, banks and trust companies, and clearing corporations.

“Pledged Revenues” means (a) the Rent Payments assigned and due and payable to the Port Authority pursuant to the Lease, and (b) all income and profit from the investment of the foregoing moneys, if any.

“Port Authority” means the Lorain Port Authority, a port authority and body corporate and politic duly organized and validly existing under the laws of the State.

“Project” means the Project, consisting generally of the acquisition, construction, installation, equipping, and improvement of a mixed-use development consisting of a motorsports entertainment complex containing approximately 65,000 sq. ft. of total building area, including kart racing and radio controlled car racing tracks, restaurant, sports, retail, storage, and lounge spaces, and a timing and scoring tower and related

improvements to be located in the City of Lorain, Ohio, constituting “port authority facilities” as defined in the Act.

“Project Fund” means the Project Fund established pursuant to the Bond Advance Agreement, and as more fully described in the Bond Advance Agreement.

“Project Purposes” means providing funds for acquiring the interest in real property on which the Project will be located and acquiring, constructing, equipping, installing, and improving the Project to be financed by the Port Authority for the benefit of the Developer for economic development purposes.

“Rent Payments” means the Rent Payments as defined in the Lease.

“State” means the State of Ohio.

“Term Sheet” means the term sheet currently on file with the Legislation Authority between the Port Authority and the Developer, executed as of September 17, 2024, which describes the general terms of the proposed transaction.

The captions and headings in this Bond Legislation are solely for convenience of reference and do not define, limit or describe the scope or intent of any provisions or Sections of this Bond Legislation.

SECTION II. Determinations by Legislative Authority. This Legislative Authority determines that (i) it is necessary and proper and in the best interest of the Port Authority to, and the Port Authority shall, issue, sell and deliver the Lease Revenue Bonds in the maximum aggregate principal amount of \$12,000,000 at this time, as provided and authorized in this Bond Legislation and pursuant to the authority of the Act, for the purpose of paying or financing the costs of acquiring the real property on which the Project will be located and the costs of acquiring, constructing, installing, equipping, and improving the Project; (ii) the Project constitutes “port authority facilities” as defined in the Act; (iii) the utilization of the Project is in furtherance of the purposes of the Act and will enhance, foster, aid, provide and promote economic development, education, governmental operations, and research and will enhance the availability of adequate housing in the State and improve the economic and general well-being of the people of the State; and (iv) provision of the Project requires the issuance, sale and delivery of the Lease Revenue Bonds. The Port Authority is authorized to, and this Legislative Authority hereby determines that the Port Authority may acquire and assign leasehold interests and acquire, grant, and assign mortgage interests in real property on which the Project is to be located pursuant to the Ground Lease and the Mortgage, as and if executed and delivered in accordance with this Resolution, and that any such acquisition is in furtherance of the purposes of the Act.

SECTION III. Terms and Provisions of the Lease Revenue Bonds.

(a) **Generally.** The Lease Revenue Bonds (i) shall be issued only in fully registered form, substantially in the form attached to the Bond Advance Agreement; (ii) shall be subject to any transfer restrictions contained in the Lease Revenue Bonds and the Bond Advance

Agreement, (iii) shall be exchangeable for Lease Revenue Bonds of Authorized Denominations in the aggregate principal amount equal to the unmatured and unredeemed amount of, and bearing interest at the same rate and maturing on the same date or dates as, the Lease Revenue Bonds being exchanged; (iv) shall be numbered from R-1 upwards; (v) shall be in Authorized Denominations; (vi) shall be subject to optional, mandatory and mandatory sinking fund redemption in the amounts and at the times and prices set forth in the Certificate of Award; and (vii) shall be dated the date designated in the Certificate of Award. The Lease Revenue Bonds shall be designated “Lorain Port Authority Taxable Lease Revenue Bonds, Series 2024 (Ohio Motorsports Park Project)” or as otherwise may be determined in the Certificate of Award and as may be appropriate in order to distinguish the Lease Revenue Bonds from other series of revenue bonds issued by the Port Authority.

(b) Book-Entry System. If so specified in the Certificate of Award, the Lease Revenue Bonds shall initially be issued to a Depository for use in a Book-Entry System and, if and as long as a Book-Entry System is utilized, (i) the Lease Revenue Bonds may be issued in the form of a single, fully registered Lease Revenue Bond representing each maturity and registered in the name of the Depository or its nominee, as registered owner, and immobilized in the custody of the Depository; (ii) the book entry interest owners of Lease Revenue Bonds in Book-Entry Form shall not have any right to receive Lease Revenue Bonds in the form of physical securities or certificates; (iii) ownership of book entry interests in Lease Revenue Bonds in Book-Entry Form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of book entry interests shall be made only by book entry by the Depository and its Participants; and (iv) the Lease Revenue Bonds as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the Port Authority.

(c) Interest Rates and Principal Maturities. The outstanding principal amount of the Lease Revenue Bonds, including the portion of that principal amount representing one or more advances of funds by the Original Purchaser to pay costs of the Project, shall bear interest at the rates per annum, payable, unless interest is to be accumulated and paid at maturity, on each Interest Payment Date, in accordance with the Certificate of Award and the Bond Advance Agreement, from the most recent date to which interest has been paid or duly provided for or, if no interest has been paid or duly provided for, from the date that such principal amount has been outstanding; provided that no rate of interest therein specified shall exceed the maximum rate of interest allowed by the laws of the State, and all Lease Revenue Bonds shall have been retired not later than December 31, 2064. In the Certificate of Award, the Executive shall fix the principal amount of the Lease Revenue Bonds to be issued, which shall be the principal amount rounded to the next highest whole multiple of \$1,000, but not in excess of \$12,000,000, that will provide the moneys necessary to pay costs of the Project and costs of issuance of the Lease Revenue Bonds and the moneys required to make the deposits and payments required as capitalized interest, if any, to be made from the Lease Revenue Bond proceeds as set forth in the Certificate of Award.

(d) Certificate of Award. The Executive and the Fiscal Officer, together or individually, are hereby authorized to execute and deliver the Certificate of Award. The Certificate of Award shall fix the maturity or maturities and the mandatory and optional redemption

provisions of the Lease Revenue Bonds so as to provide to the Port Authority the lowest feasible interest cost but within the amount that is reasonably expected to be realized from payments under the Lease. Other terms of the Lease Revenue Bonds may be specified in the Certificate of Award. All matters determined in the Certificate of Award, as the same may be amended or supplemented, shall be conclusive and binding.

(e) Execution. The Lease Revenue Bonds shall be signed by the Executive and Fiscal Officer in their official capacities, provided that such signatures may be facsimiles.

SECTION IV. Sale of the Lease Revenue Bonds. The Lease Revenue Bonds shall be awarded and sold to the Original Purchaser designated in the Certificate of Award at a purchase price equal to the principal amount of the Lease Revenue Bonds payable and advanced from time to time by the Original Purchaser in accordance with this Bond Legislation and the Bond Advance Agreement. It is determined by this Legislative Authority that the price for and the terms of the Lease Revenue Bonds, and the sale of the Lease Revenue Bonds, including the manner for paying the purchase price and advancing the proceeds of the Lease Revenue Bonds, all as provided in this Bond Legislation and the Bond Advance Agreement, are in the best interests of the Port Authority and are in compliance with all legal requirements.

The Executive and the Fiscal Officer are directed to make the necessary arrangements on behalf of the Port Authority to establish the date, location, procedure and conditions for the delivery of the Lease Revenue Bonds to the Original Purchaser. Those officers are further directed to take all actions necessary to effect due execution, authentication and delivery of the Lease Revenue Bonds under the terms of this Bond Legislation and the Bond Advance Agreement.

SECTION V. Application of Proceeds of the Lease Revenue Bonds. The proceeds of the sale of the Lease Revenue Bonds are hereby appropriated, and shall be allocated and disbursed for the Project Purposes and in accordance with the Bond Advance Agreement. Without limiting the generality of the foregoing, any fees or other charges payable pursuant to the Bond Advance Agreement in connection with the issuance and sale of the Lease Revenue Bonds including, without limitation, any fees of counsel to the Port Authority or any fees of the Original Purchaser, may be paid, and proceeds of the sale of the Lease Revenue Bonds are hereby appropriated for that purpose.

SECTION VI. Security for the Lease Revenue Bonds. The Lease Revenue Bonds shall be payable solely from the Pledged Revenues and shall be secured equally and ratably by an assignment of and a lien on (A) the Pledged Revenues, and (B) such other collateral as may from time to time be assigned in accordance with the Bond Advance Agreement or any Collateral Documents; provided, however, that any assignment of or lien on any fund, account, receivables, revenues, money or other intangible property shall be limited to the rights of the Port Authority in and to such collateral and shall be valid and enforceable only to the extent permitted by law.

In accordance with the Act, all Pledged Revenues are immediately subject to the lien of this pledge upon their receipt by the Port Authority.

Nothing in the Bond Legislation or any of the Operative Documents shall constitute a general obligation, debt or bonded indebtedness or a pledge of the faith and credit of the Port Authority, the State or any other political subdivision of the State; the general resources of the Port Authority shall not be required to be used, nor the general credit of the Port Authority pledged, for the performance of any duty under this Bond Legislation or the Operative Documents; and nothing therein gives the Holders of the Lease Revenue Bonds, and they do not have, the right to have excises or taxes levied by this Legislative Authority, or by the State or the taxing authority of the Port Authority or of any other political subdivision of the State, for the payment of principal of, redemption premium, if any, and interest on the Lease Revenue Bonds, but the Lease Revenue Bonds are payable solely from the Pledged Revenues, and each Lease Revenue Bond shall contain a statement to that effect; provided, however, that nothing in this Bond Legislation shall be deemed to prohibit the Port Authority, of its own volition, from using to the extent it is lawfully authorized to do so, any other resources or revenues for the fulfillment of any of the terms, conditions or obligations of this Bond Legislation or the Lease Revenue Bonds.

SECTION VII. Obligations of Port Authority. The Port Authority, by issuance of the Lease Revenue Bonds, agrees with the Holders of the Lease Revenue Bonds, that:

(a) Use of Proceeds. The Port Authority shall use, or cause to be used, the proceeds of the Lease Revenue Bonds to (i) pay costs of the Project, (ii) pay costs of issuance of the Lease Revenue Bonds, and (iii) to make the deposits and payments required as capitalized interest, if any, to be made from the Lease Revenue Bond proceeds as set forth in the Certificate of Award.

(b) Segregation of Funds. The Port Authority will segregate, for accounting purposes, the Pledged Revenues from all other revenues and funds of the Port Authority.

(c) Transcript of Proceedings. The Fiscal Officer, or other appropriate officer of the Port Authority, will furnish or cause to be furnished to the Original Purchaser a true transcript of proceedings of all proceedings had with reference to the issuance of the Lease Revenue Bonds, together with such information from the Port Authority's records as is necessary to determine the regularity and validity of such issuance.

(d) Further Actions and Delivery of Instruments. The Port Authority will, at any and all times, cause to be done all such further acts and things and cause to be executed and delivered all such further instruments as may be necessary to carry out the purpose of the Lease Revenue Bonds and the Bond Legislation or as may be required by the Act and will comply with all requirements of law applicable to the Lease Revenue Bonds.

(e) Observance and Performance of Agreements and Obligations. The Port Authority will observe and perform all its agreements and obligations provided for by the Operative Documents and this Bond Legislation. All of the obligations under this Bond Legislation are hereby established as duties specifically enjoined by law and resulting from an office, trust or station upon the Port Authority within the meaning of Section 2731.01, Ohio Revised Code.

SECTION VIII. Operative Documents. To secure the payment of the Bond Service Charges on the Lease Revenue Bonds as the same shall become due and payable and the performance of the Port Authority as provided in this Bond Legislation, the Lease Revenue Bonds, the Bond Advance Agreement, the Mortgage, the Construction Services Agreement, and any Collateral Documents, and to provide for the sale of the Lease Revenue Bonds, the Executive, the Fiscal Officer, or either of them is hereby authorized and directed, for and in the name of the Port Authority and on its behalf, to execute and deliver the Operative Documents, all with the terms substantially similar to those provided in the Term Sheet, with such modifications as are necessary to conform to this Bond Legislation. The terms of the Term Sheet are hereby approved. The terms of the aforesaid documents are hereby approved with such changes as are not inconsistent with this Bond Legislation and not substantially adverse to the Port Authority and which are permitted by the Act and shall be approved by the officers executing those documents. The approval of such changes, and that such changes are not substantially adverse to the Port Authority, shall be conclusively evidenced by the execution of those documents by those officials.

SECTION IX. Other Documents and Consents. The Executive, the Fiscal Officer, or either of them, is authorized to execute any documents, certifications, financing statements, assignments, agreements, and instruments that are necessary or appropriate to consummate the transactions and perfect the assignments contemplated in this Bond Legislation and the Operative Documents.

SECTION X. Acquisition and Construction. It is hereby determined by this Legislative Authority that the acquisition of the real property on which the Project will be located, and the acquisition, construction, equipping, installation, and improvement of the Project, shall be undertaken by the Developer pursuant to the Operative Documents. The Construction Services Agreement shall designate the Developer as the construction services provider, construction manager, construction agent, or a similar designation for the Port Authority and shall authorize the Developer to enter into such contracts and agreements with such other contractors or construction services providers as the Developer may determine are necessary to acquire, construct, equip, install, and improve the Project.

SECTION XI. Sales Tax Exemption. This Board hereby authorizes the Executive, the Fiscal Officer, or either of them, upon the execution of the Operative Documents by the parties to each of them, to provide the Developer or its nominees with appropriate certificates (“Exemption Certificates”) to support the claim of an exemption from Ohio sales and uses taxes that might otherwise apply with respect to the purchase of building and construction materials incorporated into structures or improvements to real property, within the meaning of Ohio Revised Code Section 5739.02(B)(13), that constitute Project improvements.

SECTION XII. Retention of Bond Counsel. The Authority approves the appointment of the law firm of Bricker Graydon LLP to serve as bond counsel to the Authority with respect to the issuance of the Lease Revenue Bonds. The fees to be paid to such firm shall be subject to review and approval by the Executive and the Fiscal Officer and shall not exceed the fees customarily charged for such services.

SECTION XIII. Severability. Each section of this Bond Legislation and each subdivision or paragraph of any section of each section of this Bond Legislation is hereby declared to be independent and the finding or holding of any section or any subdivision or paragraph of any section to be invalid or void shall not be deemed or held to affect the validity of any other section, subdivision or paragraph of this Bond Legislation.

SECTION XIV. Compliance with Open Meeting Law. It is found and determined that all formal proceedings and actions of this Legislative Authority concerning and relating to the adoption of this Bond Legislation were taken in an open meeting of this Legislative Authority, and that all deliberations of this Legislative Authority 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.

SECTION XV. Effective Date. This Bond Legislation shall be in full force and effect upon its adoption.

The undersigned hereby certify that the foregoing Resolution 2024-___ was duly adopted by the Board of Directors of the Lorain Port Authority in compliance with the law.

Ayes:

Nays:

Abstain:

Adopted:

Brad Mullins, Chairman

Tom Brown, Executive Director

RESOLUTION NO. 2024-__

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO ENTER INTO AN AGREEMENT WITH BAKER-TILLY FOR THE PURPOSES OF ADVISORY SERVICES FOR CONSTRUCTION FINANCING IN RELATION TO THE LORAIN OHIO KARTPLEX PROJECT PENDING FINAL LEGAL APPROVAL.

WHEREAS, the Lorain Port Authority has been engaged to provide construction finance services; and

WHEREAS, the Lorain Port Authority wishes to enter into contract with Baker-Tilly to provide structure and consultation services; and

WHEREAS, this financing will assist in the construction of a Kart-Plex facility which will entail an over \$12,000,000.00 investment in the city of Lorain.

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

SECTION I. That the Executive Director or his designee is hereby authorized and directed to enter into agreement with Baker-Tilly for construction finance advisory services.

SECTION II. 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:

Brad Mullins, Chairman

Tom Brown, Executive Director



September 23, 2024

Ms. Tiffany McClelland
Director of Economic Development
Lorain Port Authority
319 Black River Lane
Lorain, OH 44052

Baker Tilly Municipal Advisors, LLC
140 East Town Street, Ste 1275
Columbus, OH 43215

T: +1 (614) 987 1680
bakertilly.com

Re: Municipal Advisory Services – Capital Lease Financing

**Lorain Port Authority
Xell Real Estate Holdings LLC**

Dear Ms. McClelland:

Baker Tilly Municipal Advisors, LLC (Baker Tilly or the Firm) is pleased to provide the Lorain Port Authority (the Authority) with this scope appendix to provide municipal advisory services for the subject capital lease financing. The Firm will provide such services as the Authority's Independent Registered Municipal Advisor (IRMA) and in accordance with the General Municipal Advisory Services scope previously executed by the two parties.

Upon acceptance of this engagement letter, the terms and conditions contained herein will serve as a supplemental scope appendix and shall relate solely to the subject financing. The specific services to be performed, fees charged, and disclosure statement are outlined in this supplemental scope appendix and our Engagement Letter originally dated **May 2, 2024**.

SCOPE OF SERVICES

At the request of the Authority, Baker Tilly will provide the services set forth below for the Authority, execution of the following transaction.

Document review. Once a plan of finance has been developed, the financing team will be responsible for drafting, printing, adopting and distributing all legal and disclosure documents. Baker Tilly will coordinate with issuer's counsel and other team members in the preparation, evaluation and finalization of all document activities, including the review of trust indentures, official statements, loan or lease agreements, cooperative agreements, purchase contracts, remarketing agreements and other contracts that may be necessary for the project or other debt instruments considered by the Authority for the above captioned project. Other documents, such as engineering studies, construction contracts and real estate documents are the responsibility of other parties, but their preparation will be incorporated into the document preparation work prior to the sale of securities as necessary.

Monitor the financing schedule. Baker Tilly will review the distribution list and calendar and provide input that will clearly identify the responsibilities of each participant in the transaction. The schedule will be designed to permit sufficient time for revision of all disclosure materials by Authority officials prior to final printing and distribution. Moreover, Baker Tilly will work closely with all external participants to ensure that their tasks are coordinated with the activities of the Authority's staff.

Assist with closing the project. Baker Tilly will review and comment on the closing memorandum and closing documents and work with all parties involved to facilitate a timely closing.

Additional services not covered by general scope of service

The following municipal advisory services are not included in the scope of services related to the issuance of the securities:

Ms. Tiffany McClelland
Lorain Port Authority
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Capital markets pricing assistance. Baker Tilly will not provide the Authority with information, or an opinion or recommendation related the fairness of the pricing of its securities. Such information may include (i) yields on recently priced comparable issues, (ii) an analysis of underwriter's fees on recently priced comparable issues, (iii) an assessment of municipal market conditions leading up to the sale, (iv) recommendations of alternative call provisions and (v) special features of the issue and potential impacts on pricing.

Analyze debt structure alternatives. Baker Tilly will not evaluate or provide advice with respect to the proposed financing's impact on the Obligor's financial condition, including (i) the coordination of the amortization schedule with outstanding debt of the Obligor, (ii) analysis of the sufficiency of resources pledged to debt service and (iii) the advisability of the maturity schedule.

Capital planning. Baker Tilly will not assist the Authority (or Obligor) with its capital planning activities. This includes modeling and analyzing the Obligor's debt portfolio.

Evaluate proposals. Baker Tilly will not assess any proposals (solicited or unsolicited) received by the Authority from broker-dealers or other financial institutions with respect to the issuance of obligations or provide advice and recommendations to the Authority with respect to such matters based on the Firm's assessment.

Assist in selecting working group members and procuring services. Baker Tilly will not assist the Authority in the selection of financing team members or third-party vendors, including but not limited to bond counsel, other legal professionals, trustees, escrow trustees, escrow verification agents, financial printers, etc.

Compensation and Invoicing

For financial consulting and municipal advisory services related to the proposed project, the Firm shall be paid a fee of \$20,000.

The Authority will incur no financial obligation to Baker Tilly until such time that the Authority's Board approves the legislation and appropriation is authorized. It is expected, but not required, that all fees will be paid from the proceeds of the Authority's transaction.

Baker Tilly will not charge the Authority for normal out-of-pocket expenses associated with providing the scope of services to the Authority. Expenses related to travel for rating agency presentations and pricings outside of the state of Ohio are to be reimbursed at cost.

The fees do not include the charges of other entities including, but not limited to, rating agencies, bond and official statement printers, couriers, newspapers, bond counsel and local counsel, and electronic bidding services, including Parity®.

BILLING PROCEDURES

Normally, you will receive a monthly statement showing fees and costs incurred in the prior month. Occasionally, we may bill on a less frequent basis if the time involved in the prior month was minimal or if arrangements are made for the payment of fees from project proceeds. The account balance is due and payable on receipt of the statement.

Conflicts of Interest

Attachment A to the Engagement Letter contains important disclosure information that is applicable to this Scope Appendix.

We are unaware of any additional conflicts of interest related to this Scope Appendix that exist at this time.

Ms. Tiffany McClelland
Lorain Port Authority
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Termination

Both the Authority and Baker Tilly have the right to terminate the Engagement Letter, or any work being done under an individual Scope Appendix at any time after reasonable advance written notice. On termination, all fees and charges incurred prior to termination shall be paid promptly. Unless otherwise agreed to by the Authority and Baker Tilly, the scope of services provided in a Scope Appendix will terminate 60 days after completion of the services in such Appendix.

Both the Authority and the Firm have the right to terminate the engagement at any time after reasonable advance written notice. On termination, all fees and charges incurred prior to termination shall be paid promptly. Unless otherwise agreed to by the Authority and the Firm, or as detailed in a Supplemental Agreement, the scope of services provided in Exhibit A will terminate sixty (60) days after completion of the services.

If this Scope Appendix is acceptable, please sign below and return one copy to us for our files. We look forward to working with you on this important project.

Execution of this Master Agreement can be performed in counterparts, each of which will be deemed an original and all of which together will constitute the same document.

If you have any questions, please let us know.

Very truly yours,

BAKER TILLY MUNICIPAL ADVISORS, LLC

By: 

Brian S. Cooper, Principal

The undersigned hereby acknowledges and agrees to the foregoing letter of engagement.

Lorain Port Authority

Name: _____

Title: _____

Date: _____

RESOLUTION NO. 2024-__

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW AN AGREEMENT WITH KING FISHERY TO LEASE A PORTION OF THE GROVE SITE FOR TEMPORARY STORAGE OF COMMERCIAL FISHING VESSELS.

WHEREAS, the Lorain Port Authority acquired the Grove Site in 1995 and subsequently developed Black River Landing, 421 Black River Lane, Lorain, Ohio 44052; and

WHEREAS, an Agreement has been prepared (attached) relative to temporary leasing of the site for storage of commercial fishing vessels.

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

SECTION I. That the Executive Director is hereby authorized to enter into an Agreement with King Fishery Lorain, Ohio, to lease real property belonging to the Lorain Port Authority for temporary storage of commercial fishing vessels.

SECTION II. 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:

Brad Mullins, Chairman

Tom Brown, Executive Director

LEASE AGREEMENT

WHEREAS, The Board of Directors of the Lorain Port Authority has determined that the real property is not needed during the term of the lease for the purpose of the Lorain Port Authority; and,

WHEREAS, The Lorain Port Authority consistent with its authority under Ohio Law is authorized to convey, lease, or exchange, “without competitive bidding and on mutually agreeable terms, any real property, or any interest therein, which is not needed for the purpose of the grantor”, the Lorain Port Authority.

NOW THEREFORE, it is mutually agreed as follows:

1. PARTIES

THIS LEASE is made this _____, 2024, between the Lorain Port Authority, 319 Black River Lane, Lorain, Ohio 44052, as Lessor and Kenneth King d.b.a. King Fishery as Lessee, 150 East Eighth Street, Lorain, Ohio 44052.

2. DESCRIPTION

Lessor hereby leases to the lessee dockage space presently constituted (hereinafter called the premises) known as the “Grove Site” in the City of Lorain, County of Lorain, State of Ohio, and consisting of the southern 50 feet of the “Grove Site” parcel located along the river edge shoreline. No inland property shall be considered part of this Lease Agreement (See attached sheet) (hereinafter called the premises).

3. TERM

The space is leased on a month-to-month basis for a term not to exceed one (1) year. This lease may be terminated by either party upon thirty (30) days written notice to the other party. Notice shall be deemed given upon delivery to Lessee’s address as stated above or personally at the leased premises.

4. RENT

The rent of Four Hundred Dollars (\$400.00) per year shall be payable within fifteen (15) days upon execution of this Agreement.

5. USE AND OCCUPANCY

Lessee shall use and occupy the premises only as a dockage facility for tie-up and storage of commercial fishing vessels.

6. COVENANT TO PAY RENT

Lessee shall pay rent, and any additional rent as may hereinafter be provided, to Lessor at the above stated address.

7. CARE AND REPAIR OF PREMISES

Lessee shall commit no act of waste and shall take good care of the premises and the fixtures and appurtenances therein, and shall, in the use and occupancy of the premises, conform to all laws, orders, and regulations of the federal, state, and municipal governments

or any of their departments. All improvements as made by Lessee or to the premises which are so attached to the premises that they cannot be removed without material injury to the premises, shall become the property of Lessor upon installation. Not later than the last day of the term, Lessee shall, at Lessee's expense, remove all of Lessee's personal property and those improvements made by Lessee which have not become the property of Lessor.

8. IMPROVEMENTS

Lessee shall not, without first obtaining the written consent of Lessor, make any alterations, additions, or improvements in, to or about the premises.

9. ASSIGNMENT OR SUBLEASE

Lessee shall not assign this lease, in whole or in part, or sublet the premises or any part thereof.

10. UTILITIES

Lessee shall be responsible for the installation costs of utility service and for the payment of all utilities if required to the site.

11. INSURANCE / IDENTIFICATION

Lessee shall hold Lessor harmless for any and all claims, damages or losses arising out of the use of the premises. Lessee shall maintain \$1 million liability insurance and shall provide evidence of same for Lessor, and name Lessor co-insured. Lessee shall identify the lessor against any and all claims awarded losses or damage whatsoever made by lessee or any third-party.

12. LESSOR'S REMEDIES ON DEFAULT

If Lessee defaults in the payment of rent, or any additional rent, or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Lessee notice of such default and if Lessee does not cure any rent, or additional rent, default within three (3) days or other default within fourteen (14) days, after the giving of such notice (or if such other default is of such nature that it cannot be completely cured within such period, if Lessee does not commence such curing within such fourteen (14) days and thereafter proceed with reasonable diligence and in good faith to cure such default) then Lessor may terminate this lease on not less than three (3) days' notice to the Lessee, and on the date specified in said notice the term of this lease shall terminate, and Lessee shall then quit and surrender the premises to Lessor, but Lessee shall remain liable as hereinafter provided. If this lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the premises by any lawful means and remove Lessee. Lessor reserves the right to cancel this lease pursuant to paragraph 3 hereunder without cause.

13. NO WAIVER OF COVENANTS OR CONDITIONS

The failure of either party to insist on strict performance of any covenant or condition hereof, or to exercise any option herein conditioned, shall not be construed as a waiver of such covenant, condition, or option in any other instance. This lease cannot be changed or terminated orally.

14. RIGHT TO CURE LESSEE'S BREACH

If Lessee breached any covenant or condition of this lease, Lessor may, on reasonable notice to Lessee (except that no notice need be given in case of emergency), cure such breach at the expense of Lessee and the reasonable amount of all expense, including attorney fees, incurred by Lessor in so doing (whether paid by Lessor or not) shall be deemed additional rent payable on demand.

15. NOTICES

Any notices by either party to the other shall be in writing and shall be deemed to have been duly given only if delivered personally or sent by ordinary mail in a postpaid envelope addressed, if to Lessee, at the address so designated in this agreement. Notice shall be deemed to have been duly given, if delivered personally or to the address designated in this lease agreement, upon delivery thereof, and if mailed, upon the third day after the mailing thereof.

16. RIGHT TO INSPECT AND REPAIR

Lessor may, but shall not be obligated to, enter the premises at any reasonable times, or upon reasonable notice to Lessee (except that not notice be given in case of emergency) for the purpose of inspection or the making of such repairs, replacements, or additions in, to, on, and about the premises as Lessor deems necessary or desirable. Lessee shall have no claim or cause of action against Lessor by reason thereof.

17. NO OTHER REPRESENTATIONS

No representations or promises shall be binding on the parties hereto except those representations and promises contained herein or in some future writing signed by the party making such representations or promises.

18. NO SECURITY

Lessor is not responsible for security of damages. The parties agree that the Lorain Port Authority shall have no duty to provide security to the leased site area. Security measures are solely the responsibility of lessee.

19. ENTIRE AGREEMENT

This instrument constitutes the sole and only agreement of the parties hereto relating to said sale and transfer of assets and correctly sets forth the rights, duties and obligations of each to the other as of its date. Any prior agreement, promises, negotiations or representations not expressly set forth in this Agreement are of not force or effect. Any oral representations or modifications concerning this instrument shall be of nor force or effect excepting subsequent modifications in writing, signed by the parties to be charged. This Agreement constitutes the entire agreement between the parties and no oral or implied agreement exists.

20. BINDING CONTRACT

This Agreement shall inure to the benefit of, and be binding upon the parties, their legal representatives, successors and assigns. No agreement between the parties exist except for those which have been reduced to writing and which has been executed by all parties

interested in this transaction. This Agreement shall be construed under and in accordance with the laws of the State of Ohio. It is expressly understood by the Seller, that this Agreement is contingent upon the Board of Directors of the Lorain Port Authority authorizing said agreement and agreeing to the terms and conditions herein contained by adoption of a Resolution providing for the same.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

SIGNED IN THE PRESENCE OF:

THE LORAIN PORT AUTHORITY

By:

Tom Brown, Executive Director
Lorain Port Authority

KING FISHERIES

By:

Kenneth King
d.b.a. King Fishery

RESOLUTION NO. 2024-__

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES FOR CALENDAR YEAR 2025 AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR.

WHEREAS, Resolution No. 2024-16 passed July 9, 2024, authorized the Executive Director to submit the 2025 operating budget and request and amended Certificate of Resources from the County Auditor; and

WHEREAS, based upon the operating budget it is necessary to accept the official Certificates of Estimated Resources and Appropriations from the Lorain County Budget Commission.

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

SECTION I. That the Board of Directors hereby accepts the official Certificate of Estimated Resources and Appropriations as approved by the Lorain County Budget Commission.

SECTION II. 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:

Brad Mullins, Chairman

Tom Brown, Executive Director

LORAIN PORT AUTHORITY
RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE
BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES
AND CERTIFYING THEM TO THE COUNTY AUDITOR

(PORT AUTHORITY)

Revised Code, Secs. 5705.34, 5705.35

The Board of **LORAIN PORT AUTHORITY** Lorain
County, Ohio, met in _____ session on the _____ day of _____,
2024, at the office of the _____

with the following members present:

_____ moved the adoption of the following Resolution:

*WHEREAS, This Board in accordance with the provisions of law has previously
adopted a Tax Budget for the next succeeding fiscal year commencing January 1st, 2025; and*

*WHEREAS, The Budget Commission of Lorain County, Ohio, has certified its action
thereon to this Board together with an estimate by the County Auditor of the rate of each tax necessary
to be levied by this Board, and what part thereof is without, and what part within, the ten mill tax
limitation; therefore, be it*

RESOLVED, By the Board of _____

*Lorain County, Ohio, that the amounts and rates, as determined by the Budget
Commission in its certification, be and the same are hereby accepted; and be it further*

*RESOLVED, That there be and is hereby levied on the tax duplicate of said City
the rate of each tax necessary to be levied within and without the ten mill limitation as
follows:*

SCHEDULE A SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED TAX RATES				
FUND	Amount to Be Derived from Levies Outside 10 Mill Limitation	Amount Approved by Budget Commission Inside 10 Mill Limitation	County Auditor's Estimate of Tax Rate to Be Levied	
			Inside 10 Mill Limit	Outside 10 Mill Limit
	Column II	Column IV	V	VI
Replacement passed 03/19/24 2024 Port Authority Operation	1,038,068			1.00
TOTAL	1,038,068			1.00
SCHEDULE B LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES				
FUND	Maximum Rate Authorized to Be Levied			
General Fund: Replacement Passed 03/19/24 Port Authority Operation authorized by voters on 03/19/2024 for not to exceed 5 years. Beginning 2024 Duplicate Expiring Last Collection 2029	1.00			
Special Levy Funds:				
	1.00			

and be it further

RESOLVED, That the Clerk of this Board be and he is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

_____ seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

_____ ,	_____ yes	_____ no
_____ ,	_____ yes	_____ no
_____ ,	_____ yes	_____ no
_____ ,	_____ yes	_____ no
_____ ,	_____ yes	_____ no

Adopted the _____ day of _____ 2024

Executive Director

Attest:

Board of Directors, Chairman

CERTIFICATE OF COPY
ORIGINAL ON FILE

The State of Ohio, LORAIN County, ss.

I, _____, Clerk of the Board of the Trustees of
LORAIN PORT AUTHORITY, within and for said County, and in whose
custody the Files and Records of said Board are required by the Laws of the State of
Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original

now on file, that the foregoing has been compared by me with said original document,
and that the same is a true and correct copy thereof.

WITNESS my signature, this _____ day of _____ 2024

Chairman of Board

LORAIN County, Ohio

1. A copy of this Resolution must be certified to the County Auditor within the time prescribed by Sec. 5705.34 R.C., or at such later date as may be approved by the Department of Taxation of Ohio.

No. _____

BOARD OF TRUSTEES

LORAIN PORT AUTHORITY

LORAIN County, Ohio

RESOLUTION

ACCEPTING THE AMOUNTS AND RATES AS
DETERMINED BY THE BUDGET COMMISSION
AND AUTHORIZING THE NECESSARY TAX
LEVIES AND CERTIFYING THEM TO THE
COUNTY AUDITOR.

(Board of Trustees)

Adopted _____ 2024

Chairman of Board

Filed _____ 2024

County Auditor

By _____
Deputy

Fund Summary
 September 2024

Fund #	Fund Name	Starting Fund Balance	Month To Date Revenue	Year To Date Revenue	Month To Date Expenditures	Year To Date Expenditures	Ending Fund Balance	Current Reserve for Encumbrance	Unencumbered Fund Balance
1000	General	\$898,498.08	\$58,043.02	\$1,059,232.11	\$225,337.09	\$1,245,657.59	\$731,204.01	\$208,042.04	\$523,161.97
2051	USEPA Brownfield Assessment Grant	\$0.00	\$14,296.25	\$24,782.50	\$14,296.25	\$24,782.50	\$0.00	\$441,204.72	(\$441,204.72)
2061	Marine Patrol Program	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2901	Inclusive Project Planning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4202	Port & Parks Bike Trail Station	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4901	BRL Stage Capital Projects	\$542,653.17	\$15,000.00	\$770,040.00	\$6,000.00	\$794,508.96	\$551,653.17	\$65,506.16	\$486,147.01
9902	Rockin' on the River	\$0.00	\$0.00	\$30,559.14	\$0.00	\$30,559.14	\$0.00	\$0.00	\$0.00
9903	Energy Special Improvement District	\$4,422.75	\$0.00	\$2,500.00	\$0.00	\$136.70	\$4,422.75	\$0.00	\$4,422.75
	Report Total:	\$1,445,574.00	\$87,339.27	\$1,887,113.75	\$245,633.34	\$2,095,644.89	\$1,287,279.93	\$714,752.92	\$572,527.01

Last reconciled to bank: 09/30/2024 – Total other adjusting factors: \$200.00

Revenue Summary

September 2024

	Final Budget	Month To Date Revenue	Year To Date Revenue	Budget Variance Favorable (Unfavorable)	YTD % Received
1000 General					
Property and Other Local Taxes	\$855,271.00	\$0.00	\$764,758.36	(\$90,512.64)	89.417%
Intergovernmental	\$37,500.00	\$917.00	\$92,044.01	\$54,544.01	245.451%
Charges for Services	\$154,800.00	\$38,527.57	\$134,883.15	(\$19,916.85)	87.134%
Earnings on Investments	\$60,000.00	\$6,306.45	\$46,073.16	(\$13,926.84)	76.789%
Miscellaneous	\$9,200.00	\$12,292.00	\$21,473.43	\$12,273.43	233.407%
Other Financing Sources					
Transfers - In	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Advances - In	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Other Financing Sources	\$0.00	\$0.00	\$0.00	\$0.00	
Total 1000 General	\$1,116,771.00	\$58,043.02	\$1,059,232.11	(\$57,538.89)	
2051 USEPA Brownfield Assessment Grant					
Intergovernmental	\$471,951.47	\$14,296.25	\$24,782.50	(\$447,168.97)	5.251%
Total 2051 USEPA Brownfield Assessment Grant	\$471,951.47	\$14,296.25	\$24,782.50	(\$447,168.97)	
2901 Inclusive Project Planning					
Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total 2901 Inclusive Project Planning	\$0.00	\$0.00	\$0.00	\$0.00	
4202 Port & Parks Bike Trail Station					
Intergovernmental	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Other Financing Sources					
Advances - In	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Other Financing Sources	\$0.00	\$0.00	\$0.00	\$0.00	
Total 4202 Port & Parks Bike Trail Station	\$0.00	\$0.00	\$0.00	\$0.00	
4901 BRL Stage Capital Projects					
Intergovernmental	\$500,000.00	\$0.00	\$500,000.00	\$0.00	100.000%
Miscellaneous	\$5,040.00	\$15,000.00	\$20,040.00	\$15,000.00	397.619%
Other Financing Sources					
Transfers - In	\$500,000.00	\$0.00	\$250,000.00	(\$250,000.00)	50.000%

Report reflects selected information.

Revenue Summary

September 2024

	Final Budget	Month To Date Revenue	Year To Date Revenue	Budget Variance Favorable (Unfavorable)	YTD % Received
Total Other Financing Sources	\$500,000.00	\$0.00	\$250,000.00	(\$250,000.00)	
Total 4901 BRL Stage Capital Projects	\$1,005,040.00	\$15,000.00	\$770,040.00	(\$235,000.00)	
9902 Rockin' on the River					
Miscellaneous	\$0.00	\$0.00	\$30,559.14	\$0.00	0.000%
Total 9902 Rockin' on the River	\$0.00	\$0.00	\$30,559.14	\$0.00	
9903 Energy Special Improvement District					
Charges for Services	\$0.00	\$0.00	\$2,500.00	\$0.00	0.000%
Total 9903 Energy Special Improvement District	\$0.00	\$0.00	\$2,500.00	\$0.00	
Report Total:	\$2,593,762.47	\$87,339.27	\$1,887,113.75	(\$739,707.86)	

Appropriation Summary

September 2024

	Reserved for Encumbrance 12/31 Less Adjustment	Final Appropriation	Total Appropriations	Month To Date Expenditures	Year to Date Expenditures	Current Reserve for Encumbrance	Unencumbered Balance	YTD % Expenditures
1000 - General								
Leisure Time Activities								
Recreation								
Contractual Services	\$0.00	\$16,125.00	\$16,125.00	\$2,693.75	\$12,612.50	\$3,012.50	\$500.00	78.217%
Supplies and Materials	\$0.00	\$13,875.00	\$13,875.00	\$1,088.03	\$7,911.99	\$4,130.33	\$1,832.68	57.023%
Total Recreation	\$0.00	\$30,000.00	\$30,000.00	\$3,781.78	\$20,524.49	\$7,142.83	\$2,332.68	
Total Leisure Time Activities	\$0.00	\$30,000.00	\$30,000.00	\$3,781.78	\$20,524.49	\$7,142.83	\$2,332.68	
Basic Utility Services								
Billing - Electric								
Contractual Services	\$3,475.15	\$37,500.00	\$40,975.15	\$2,771.44	\$29,111.27	\$11,856.38	\$7.50	71.046%
Total Billing - Electric	\$3,475.15	\$37,500.00	\$40,975.15	\$2,771.44	\$29,111.27	\$11,856.38	\$7.50	
Billing - Gas								
Contractual Services	\$487.96	\$6,500.00	\$6,987.96	\$176.93	\$4,491.63	\$2,496.33	\$0.00	64.277%
Total Billing - Gas	\$487.96	\$6,500.00	\$6,987.96	\$176.93	\$4,491.63	\$2,496.33	\$0.00	
Billing - Water								
Contractual Services	\$866.21	\$12,000.00	\$12,866.21	\$3,644.88	\$7,765.81	\$5,100.40	\$0.00	60.358%
Total Billing - Water	\$866.21	\$12,000.00	\$12,866.21	\$3,644.88	\$7,765.81	\$5,100.40	\$0.00	
Total Basic Utility Services	\$4,829.32	\$56,000.00	\$60,829.32	\$6,593.25	\$41,368.71	\$19,453.11	\$7.50	
General Government								
Boards and Commissions								
Personal Services	\$8,466.40	\$353,000.00	\$361,466.40	\$29,286.22	\$260,938.21	\$6,863.20	\$93,664.99	72.189%
Employee Fringe Benefits	\$23.91	\$186,288.50	\$186,312.41	\$17,471.97	\$125,401.66	\$46,228.15	\$14,682.60	67.307%
Contractual Services	\$8,321.35	\$291,854.00	\$300,175.35	\$22,187.75	\$210,171.87	\$76,865.05	\$13,138.43	70.016%
Supplies and Materials	\$3,376.50	\$219,550.00	\$222,926.50	\$15,429.17	\$150,703.17	\$47,563.09	\$24,660.24	67.602%
Total Boards and Commissions	\$20,188.16	\$1,050,692.50	\$1,070,880.66	\$84,375.11	\$747,214.91	\$177,519.49	\$146,146.26	
Total General Government	\$20,188.16	\$1,050,692.50	\$1,070,880.66	\$84,375.11	\$747,214.91	\$177,519.49	\$146,146.26	
Capital Outlay								
Capital Outlay								
Capital Outlay	\$2,617.00	\$188,319.00	\$190,936.00	\$130,586.95	\$186,549.48	\$3,926.61	\$459.91	97.703%
Total Capital Outlay	\$2,617.00	\$188,319.00	\$190,936.00	\$130,586.95	\$186,549.48	\$3,926.61	\$459.91	
Total Capital Outlay	\$2,617.00	\$188,319.00	\$190,936.00	\$130,586.95	\$186,549.48	\$3,926.61	\$459.91	
Other Financing Uses								

Appropriation Summary

September 2024

	Reserved for Encumbrance 12/31 Less Adjustment	Final Appropriation	Total Appropriations	Month To Date Expenditures	Year to Date Expenditures	Current Reserve for Encumbrance	Unencumbered Balance	YTD % Expenditures
Transfers - Out	\$0.00	\$500,000.00	\$500,000.00	\$0.00	\$250,000.00	\$0.00	\$250,000.00	50.000%
Advances - Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Other Financing Uses	\$0.00	\$500,000.00	\$500,000.00	\$0.00	\$250,000.00	\$0.00	\$250,000.00	
Total 1000 - General	\$27,634.48	\$1,825,011.50	\$1,852,645.98	\$225,337.09	\$1,245,657.59	\$208,042.04	\$398,946.35	
2051 - USEPA Brownfield Assessment Grant								
General Government								
Boards and Commissions								
Employee Fringe Benefits	\$0.00	\$5,464.25	\$5,464.25	\$0.00	\$0.00	\$0.00	\$5,464.25	0.000%
Contractual Services	\$0.00	\$465,987.22	\$465,987.22	\$14,296.25	\$24,782.50	\$441,204.72	\$0.00	5.318%
Supplies and Materials	\$0.00	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0.000%
Total Boards and Commissions	\$0.00	\$471,951.47	\$471,951.47	\$14,296.25	\$24,782.50	\$441,204.72	\$5,964.25	
Total General Government	\$0.00	\$471,951.47	\$471,951.47	\$14,296.25	\$24,782.50	\$441,204.72	\$5,964.25	
Total 2051 - USEPA Brownfield Assessment Grant	\$0.00	\$471,951.47	\$471,951.47	\$14,296.25	\$24,782.50	\$441,204.72	\$5,964.25	
2061 - Marine Patrol Program								
Security of Persons and Property								
Police Enforcement								
Personal Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Employee Fringe Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Police Enforcement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Security of Persons and Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total 2061 - Marine Patrol Program	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2901 - Inclusive Project Planning								
Community Environment								
Community Planning and Zoning								
Contractual Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Community Planning and Zoning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Community Environment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Financing Uses								
Transfers - Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%

Report reflects selected information.

Appropriation Summary

September 2024

	Reserved for Encumbrance 12/31 Less Adjustment	Final Appropriation	Total Appropriations	Month To Date Expenditures	Year to Date Expenditures	Current Reserve for Encumbrance	Unencumbered Balance	YTD % Expenditures
Advances - Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Other Financing Uses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total 2901 - Inclusive Project Planning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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4202 - Port & Parks Bike Trail Station								
Capital Outlay								
Capital Outlay								
Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Financing Uses								
Advances - Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Other Financing Uses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total 4202 - Port & Parks Bike Trail Station	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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4901 - BRL Stage Capital Projects								
Capital Outlay								
Capital Outlay								
Contractual Services	\$0.00	\$1,055,380.13	\$1,055,380.13	\$6,000.00	\$776,453.96	\$65,506.16	\$213,420.01	73.571%
Capital Outlay	\$0.00	\$525,782.00	\$525,782.00	\$0.00	\$18,055.00	\$0.00	\$507,727.00	3.434%
Total Capital Outlay	\$0.00	\$1,581,162.13	\$1,581,162.13	\$6,000.00	\$794,508.96	\$65,506.16	\$721,147.01	
Total Capital Outlay	\$0.00	\$1,581,162.13	\$1,581,162.13	\$6,000.00	\$794,508.96	\$65,506.16	\$721,147.01	
Total 4901 - BRL Stage Capital Projects	\$0.00	\$1,581,162.13	\$1,581,162.13	\$6,000.00	\$794,508.96	\$65,506.16	\$721,147.01	
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9902 - Rockin' on the River								
Fiduciary Distributions								
Other Distributions								
Contractual Services	\$0.00	\$0.00	\$0.00	\$0.00	\$30,559.14	\$0.00	\$0.00	0.000%
Total Other Distributions	\$0.00	\$0.00	\$0.00	\$0.00	\$30,559.14	\$0.00	\$0.00	
Total Fiduciary Distributions	\$0.00	\$0.00	\$0.00	\$0.00	\$30,559.14	\$0.00	\$0.00	
Total 9902 - Rockin' on the River	\$0.00	\$0.00	\$0.00	\$0.00	\$30,559.14	\$0.00	\$0.00	

Appropriation Summary

September 2024

	<u>Reserved for Encumbrance 12/31 Less Adjustment</u>	<u>Final Appropriation</u>	<u>Total Appropriations</u>	<u>Month To Date Expenditures</u>	<u>Year to Date Expenditures</u>	<u>Current Reserve for Encumbrance</u>	<u>Unencumbered Balance</u>	<u>YTD % Expenditures</u>
9903 - Energy Special Improvement District								
Fiduciary Distributions								
Distributions to Other Governments								
Contractual Services	\$0.00	\$0.00	\$0.00	\$0.00	\$136.70	\$0.00	\$0.00	0.000%
Total Distributions to Other Governments	\$0.00	\$0.00	\$0.00	\$0.00	\$136.70	\$0.00	\$0.00	
Total Fiduciary Distributions	\$0.00	\$0.00	\$0.00	\$0.00	\$136.70	\$0.00	\$0.00	
Total 9903 - Energy Special Improvement District	\$0.00	\$0.00	\$0.00	\$0.00	\$136.70	\$0.00	\$0.00	
Report Totals:	\$27,634.48	\$3,878,125.10	\$3,905,759.58	\$245,633.34	\$2,095,644.89	\$714,752.92	\$1,126,057.61	

Revenue Status

By Fund
As Of 9/30/2024

Fund: 1000 General

Account Code	Account Name	Final Budget	Revenue	Budget Balance	YTD % Received
1000-110-0000	General Property Tax - Real Estate	\$855,271.00	\$764,758.36	\$90,512.64	89.417%
1000-490-0500	Other - Intergovernmental{ODNR Submerged Land Lease}	\$36,200.00	\$0.00	\$36,200.00	0.000%
1000-490-0800	Other - Intergovernmental{Miscellaneous}	\$1,300.00	\$2,046.16	-\$746.16	157.397%
1000-490-9000	Other - Intergovernmental{Homestead and Rollback}	\$0.00	\$89,997.85	-\$89,997.85	0.000%
1000-523-0000	Recreation Entry Fees	\$32,000.00	\$33,624.37	-\$1,624.37	105.076%
1000-590-0100	Other - Charges for Services{Oasis Lease}	\$56,000.00	\$45,020.36	\$10,979.64	80.394%
1000-590-0201	Other - Charges for Services{JATT Riverside, LLC}	\$6,000.00	\$7,500.00	-\$1,500.00	125.000%
1000-590-0600	Other - Charges for Services{Lumen Leases}	\$1,500.00	\$1,500.00	\$0.00	100.000%
1000-590-0700	Other - Charges for Services{Black River Landing}	\$36,000.00	\$36,452.50	-\$452.50	101.257%
1000-590-0800	Other - Charges for Services{Miscellaneous}	\$800.00	\$785.92	\$14.08	98.240%
1000-590-2000	Other - Charges for Services{Economic Development}	\$10,000.00	\$10,000.00	\$0.00	100.000%
1000-590-7200	Other - Charges for Services{Lighthouse}	\$12,500.00	\$0.00	\$12,500.00	0.000%
1000-701-0000	Interest	\$60,000.00	\$46,073.16	\$13,926.84	76.789%
1000-820-0000	Contributions and Donations	\$8,500.00	\$8,482.43	\$17.57	99.793%
1000-891-0000	Other - Miscellaneous Operating	\$700.00	\$12,991.00	-\$12,291.00	1855.857%
1000-931-0000	Transfers - In	\$0.00	\$0.00	\$0.00	0.000%
1000-941-0000	Advances - In	\$0.00	\$0.00	\$0.00	0.000%
Fund 1000 Sub-Total:		\$1,116,771.00	\$1,059,232.11	\$57,538.89	94.848%

Fund: 2051 USEPA Brownfield Assessment Grant

Account Code	Account Name	Final Budget	Revenue	Budget Balance	YTD % Received
2051-411-0000	Federal - Restricted	\$471,951.47	\$24,782.50	\$447,168.97	5.251%
Fund 2051 Sub-Total:		\$471,951.47	\$24,782.50	\$447,168.97	5.251%

Revenue Status

By Fund
As Of 9/30/2024

Fund: 2901 Inclusive Project Planning

Account Code	Account Name	Final Budget	Revenue	Budget Balance	YTD % Received
2901-841-6600	Capital Contributions{JobsOhio}	\$0.00	\$0.00	\$0.00	0.000%
Fund 2901 Sub-Total:		\$0.00	\$0.00	\$0.00	0.000%

Fund: 4202 Port & Parks Bike Trail Station

Account Code	Account Name	Final Budget	Revenue	Budget Balance	YTD % Received
4202-411-6300	Federal - Restricted{Port & Parks BikeTrail Station}	\$0.00	\$0.00	\$0.00	0.000%
4202-490-6400	Other - Intergovernmental{Metro Parks}	\$0.00	\$0.00	\$0.00	0.000%
4202-941-6300	Advances - In{Port & Parks BikeTrail Station}	\$0.00	\$0.00	\$0.00	0.000%
Fund 4202 Sub-Total:		\$0.00	\$0.00	\$0.00	0.000%

Fund: 4901 BRL Stage Capital Projects

Account Code	Account Name	Final Budget	Revenue	Budget Balance	YTD % Received
4901-422-4305	State - Restricted{Strategic Community Inv.Grant}	\$500,000.00	\$500,000.00	\$0.00	100.000%
4901-820-4300	Contributions and Donations{Stage Project}	\$5,040.00	\$20,040.00	-\$15,000.00	397.619%
4901-931-0000	Transfers - In	\$0.00	\$0.00	\$0.00	0.000%
4901-931-4300	Transfers - In{Stage Project}	\$500,000.00	\$250,000.00	\$250,000.00	50.000%
Fund 4901 Sub-Total:		\$1,005,040.00	\$770,040.00	\$235,000.00	76.618%

Fund: 9902 Rockin' on the River

Account Code	Account Name	Final Budget	Revenue	Budget Balance	YTD % Received
9902-892-0750	Other - Miscellaneous Non-Operating{Rockin' on the River}	\$0.00	\$30,559.14	\$0.00	0.000%
Fund 9902 Sub-Total:		\$0.00	\$30,559.14	\$0.00	0.000%

Revenue Status

By Fund
 As Of 9/30/2024

Fund: 9903 Energy Special Improvement District

Account Code	Account Name	Final Budget	Revenue	Budget Balance	YTD % Received
9903-590-2100	Other - Charges for Services{PACE}	\$0.00	\$2,500.00	\$0.00	0.000%
	Fund 9903 Sub-Total:	\$0.00	\$2,500.00	\$0.00	0.000%
	Report Total:	\$2,593,762.47	\$1,887,113.75	\$739,707.86	72.756%

Appropriation Status

By Fund

As Of 9/30/2024

Fund: General
 Pooled Balance: \$731,204.01
 Non-Pooled Balance: \$0.00
 Total Cash Balance: \$731,204.01

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
1000-310-349-7000	Other - Professional and Technical Services{Shuttle Boats}	\$0.00	\$0.00	\$16,125.00	\$3,012.50	\$12,612.50	\$500.00	78.217%
1000-310-490-7000	Other - Supplies and Materials{Shuttle Boats}	\$0.00	\$0.00	\$13,875.00	\$4,130.33	\$7,911.99	\$1,832.68	57.023%
1000-512-311-0000	Electricity	\$3,475.15	\$0.00	\$37,500.00	\$11,856.38	\$29,111.27	\$7.50	71.046%
1000-522-313-0000	Natural Gas	\$487.96	\$0.00	\$6,500.00	\$2,496.33	\$4,491.63	\$0.00	64.277%
1000-532-312-0000	Water and Sewage	\$1,700.00	\$833.79	\$12,000.00	\$5,100.40	\$7,765.81	\$0.00	60.358%
1000-735-132-0000	D Salaries - Administrator's Staff	\$8,466.40	\$0.00	\$353,000.00	\$6,863.20	\$260,938.21	\$93,664.99	72.189%
1000-735-211-0000	D Ohio Public Employees Retirement System	\$0.00	\$0.00	\$49,420.00	\$0.00	\$38,056.62	\$11,363.38	77.007%
1000-735-213-0000	D Medicare	\$0.00	\$0.00	\$5,118.50	\$0.00	\$3,917.52	\$1,200.98	76.536%
1000-735-221-0000	Medical/Hospitalization	\$0.00	\$0.00	\$111,000.00	\$38,424.48	\$72,516.87	\$58.65	65.331%
1000-735-222-0000	Life Insurance	\$0.00	\$0.00	\$500.00	\$148.00	\$296.00	\$56.00	59.200%
1000-735-225-0000	D Workers' Compensation	\$0.00	\$0.00	\$1,000.00	\$0.00	\$192.00	\$808.00	19.200%
1000-735-228-0000	D Health Care Reimbursement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
1000-735-229-0000	Other - Insurance Benefits	\$0.00	\$0.00	\$5,750.00	\$4,137.86	\$1,612.14	\$0.00	28.037%
1000-735-252-0000	Travel and Transportation	\$23.91	\$0.00	\$13,500.00	\$3,517.81	\$8,810.51	\$1,195.59	65.148%
1000-735-321-0000	Telephone	\$723.29	\$0.00	\$12,000.00	\$6,182.66	\$6,540.63	\$0.00	51.407%
1000-735-329-0000	Other-Communications, Printing & Advertising	\$128.00	\$0.00	\$58,500.00	\$2,349.87	\$55,413.72	\$864.41	94.518%
1000-735-329-8000	Other-Communications, Printing & Advertising{Other Promotio}	\$0.00	\$0.00	\$4,000.00	\$0.00	\$2,810.00	\$1,190.00	70.250%
1000-735-329-8800	Other-Communications, Printing & Advertising{Fireworks}	\$0.00	\$0.00	\$25,075.00	\$0.00	\$25,075.00	\$0.00	100.000%
1000-735-330-0000	Rents and Leases	\$0.00	\$0.00	\$5,000.00	\$1,484.70	\$2,533.38	\$981.92	50.668%
1000-735-330-6000	Rents and Leases{ODNR Lease}	\$0.00	\$0.00	\$36,005.00	\$36,003.32	\$0.00	\$1.68	0.000%
1000-735-330-6100	Rents and Leases{CORPS Engineer Lease}	\$0.00	\$0.00	\$16,843.00	\$15,000.00	\$0.00	\$1,843.00	0.000%
1000-735-341-0000	Accounting and Legal Fees	\$0.00	\$0.00	\$14,400.00	\$4,342.50	\$9,993.75	\$63.75	69.401%
1000-735-342-0000	Auditing Services	\$0.00	\$0.00	\$3,500.00	\$615.00	\$2,870.00	\$15.00	82.000%
1000-735-343-0000	Uniform Accounting Network Fees	\$0.00	\$0.00	\$3,800.00	\$1,164.00	\$2,628.00	\$8.00	69.158%
1000-735-344-0000	D Tax Collection Fees	\$0.00	\$0.00	\$20,000.00	\$0.00	\$16,902.52	\$3,097.48	84.513%
1000-735-346-0000	Engineering Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
1000-735-347-0000	Planning Consultants	\$7,470.06	\$0.00	\$1,600.00	\$0.00	\$7,470.06	\$1,600.00	82.360%

LORAIN PORT AUTHORITY, LORAIN COUNTY

Appropriation Status

By Fund

As Of 9/30/2024

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
1000-735-349-0000	Other - Professional and Technical Services	\$0.00	\$0.00	\$21,000.00	\$6,000.00	\$15,000.00	\$0.00	71.429%
1000-735-353-0000	Liability Insurance Premiums	\$0.00	\$0.00	\$52,000.00	\$3,223.00	\$48,777.00	\$0.00	93.802%
1000-735-391-0000	Dues and Fees	\$0.00	\$0.00	\$18,131.00	\$500.00	\$14,157.81	\$3,473.19	78.086%
1000-735-410-0000	Office Supplies and Materials	\$437.67	\$402.17	\$5,000.00	\$1,432.51	\$2,498.29	\$1,104.70	49.614%
1000-735-431-0000	Repairs and Maintenance of Buildings and Land	\$3,341.00	\$0.00	\$213,050.00	\$45,580.06	\$147,255.40	\$23,555.54	68.051%
1000-735-431-5300	Repairs and Maintenance of Buildings and Land{GOOSE DOG}	\$0.00	\$0.00	\$1,500.00	\$550.52	\$949.48	\$0.00	63.299%
1000-800-540-0000	Machinery, Equipment and Furniture	\$2,617.00	\$0.00	\$2,157.00	\$186.61	\$4,136.99	\$450.40	86.657%
1000-800-590-0000	Other - Capital Outlay	\$0.00	\$0.00	\$186,162.00	\$3,740.00	\$182,412.49	\$9.51	97.986%
1000-910-910-0000	D Transfers - Out	\$0.00	\$0.00	\$500,000.00	\$0.00	\$250,000.00	\$250,000.00	50.000%
1000-920-920-0000	D Advances - Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
General Fund Total:		\$28,870.44	\$1,235.96	\$1,825,011.50	\$208,042.04	\$1,245,657.59	\$398,946.35	67.237%

Fund: USEPA Brownfield Assessment Grant
 Pooled Balance: \$0.00
 Non-Pooled Balance: \$0.00
 Total Cash Balance: \$0.00

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
2051-735-252-0000	Travel and Transportation	\$0.00	\$0.00	\$5,464.25	\$0.00	\$0.00	\$5,464.25	0.000%
2051-735-300-0000	Contractual Services	\$0.00	\$0.00	\$465,987.22	\$441,204.72	\$24,782.50	\$0.00	5.318%
2051-735-400-0000	Supplies and Materials	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00	0.000%
USEPA Brownfield Assessment Grant Fund Total:		\$0.00	\$0.00	\$471,951.47	\$441,204.72	\$24,782.50	\$5,964.25	5.251%

Fund: Marine Patrol Program
 Pooled Balance: \$0.00
 Non-Pooled Balance: \$0.00
 Total Cash Balance: \$0.00

Appropriation Status

By Fund

As Of 9/30/2024

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
2061-110-132-0000	D Salaries - Administrator's Staff	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
2061-110-211-0000	D Ohio Public Employees Retirement System	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
2061-110-213-0000	D Medicare	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Marine Patrol Program Fund Total:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%

Fund: Inclusive Project Planning
 Pooled Balance: \$0.00
 Non-Pooled Balance: \$0.00
 Total Cash Balance: \$0.00

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
2901-410-347-6700	Planning Consultants{Inclusive Project Planning}	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
2901-910-910-0000	D Transfers - Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
2901-920-920-0000	D Advances - Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Inclusive Project Planning Fund Total:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%

Fund: Port & Parks Bike Trail Station
 Pooled Balance: \$0.00
 Non-Pooled Balance: \$0.00
 Total Cash Balance: \$0.00

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
4202-800-500-6300	Capital Outlay{Port & Parks Bike Trail Station}	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
4202-920-920-0000	D Advances - Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Port & Parks Bike Trail Station Fund Total:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%

Fund: BRL Stage Capital Projects
 Pooled Balance: \$551,653.17
 Report reflects selected information.

Appropriation Status

By Fund
As Of 9/30/2024

Non-Pooled Balance: \$0.00
Total Cash Balance: \$551,653.17

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
4901-800-346-4301	Engineering Services{Stage Architect}	\$0.00	\$0.00	\$826,437.13	\$1,366.16	\$611,650.96	\$213,420.01	74.011%
4901-800-347-4302	Planning Consultants{Stage Fundraiser}	\$0.00	\$0.00	\$36,000.00	\$9,000.00	\$27,000.00	\$0.00	75.000%
4901-800-347-4304	Planning Consultants{Financial Advisor}	\$0.00	\$0.00	\$39,500.00	\$39,500.00	\$0.00	\$0.00	0.000%
4901-800-349-4303	Other - Professional and Technical Services{Stage Constr.Ma}	\$0.00	\$0.00	\$153,443.00	\$15,640.00	\$137,803.00	\$0.00	89.807%
4901-800-590-4300	Other - Capital Outlay{Stage Project}	\$0.00	\$0.00	\$525,782.00	\$0.00	\$18,055.00	\$507,727.00	3.434%
BRL Stage Capital Projects Fund Total:		\$0.00	\$0.00	\$1,581,162.13	\$65,506.16	\$794,508.96	\$721,147.01	50.248%

Fund: Rockin' on the River

Pooled Balance: \$0.00
Non-Pooled Balance: \$0.00
Total Cash Balance: \$0.00

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
9902-889-399-0750	Other - Other Contractual Services{Rockin' on the River}	\$0.00	\$0.00	\$0.00	\$0.00	\$30,559.14	\$0.00	0.000%
Rockin' on the River Fund Total:		\$0.00	\$0.00	\$0.00	\$0.00	\$30,559.14	\$0.00	0.000%

Fund: Energy Special Improvement District

Pooled Balance: \$4,422.75
Non-Pooled Balance: \$0.00
Total Cash Balance: \$4,422.75

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
9903-882-391-0000	Dues and Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$136.70	\$0.00	0.000%
Energy Special Improvement District Fund Total:		\$0.00	\$0.00	\$0.00	\$0.00	\$136.70	\$0.00	0.000%

LORAIN PORT AUTHORITY, LORAIN COUNTY

Appropriation Status

By Fund

As Of 9/30/2024

Report Total:	\$28,870.44	\$1,235.96	\$3,878,125.10	\$714,752.92	\$2,095,644.89	\$1,126,057.61	53.655%
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Bank Reconciliation

Reconciled Date 9/30/2024

Posted 10/3/2024 9:37:47 AM

Prior UAN Balance:		\$1,445,574.00
Receipts:	+	\$89,461.85
Payments:	-	\$247,633.34
Adjustments:	+	<u>-\$122.58</u>
Current UAN Balance as of 09/30/2024:		\$1,287,279.93
Other Adjusting Factors:	+	<u>\$0.00</u>
Adjusted UAN Balance as of 09/30/2024:		<u><u>\$1,287,279.93</u></u>
Entered Bank Balances as of 09/30/2024:		\$1,419,126.95
Deposits in Transit:	+	\$0.00
Outstanding Payments:	-	\$132,047.02
Outstanding Adjustments:	+	\$0.00
Other Adjusting Factors:	+	<u>\$200.00</u>
Adjusted Bank Balances as of 09/30/2024:		<u><u>\$1,287,279.93</u></u>

Balances Reconciled

Reconciliation Notes

Deflating Bank Errors: \$200.00
 Petty Cash

Governing Board Signatures

There are no outstanding receipts as of 09/30/2024.

There are no outstanding adjustments as of 09/30/2024.

Bank Balances

Reconciled Date 9/30/2024

Posted 10/3/2024 9:37:47 AM

<u>Type</u>	<u>Name</u>	<u>Number</u>	<u>Prior Bank Balance</u>	<u>Calculated Bank Balance</u>	<u>Entered Bank Balance</u>	<u>Difference</u>
Primary	PRIMARY		\$947,398.96	\$906,080.87	\$906,080.87	\$0.00
Secondary	FFL		\$510,807.81	\$513,046.08	\$513,046.08	\$0.00
Total:			<u>\$1,458,206.77</u>	<u>\$1,419,126.95</u>	<u>\$1,419,126.95</u>	<u>\$0.00</u>

LORAIN PORT AUTHORITY, LORAIN COUNTY

10/3/2024 10:01:29 AM

Outstanding Payments

UAN v2024.2

Reconciled Date 9/30/2024

Posted 10/3/2024 9:37:47 AM

<u>Account</u>	<u>Type</u>	<u>Payment #</u>	<u>Post Date</u>	<u>Vendor / Payee</u>	<u>Amount</u>
PRIMARY	Warrant	16227	08/12/2024	LORAIN INTERNATIONAL ASSOCIATION	\$1,000.00
PRIMARY	Warrant	16255	08/15/2024	OASIS MARINAS AT PORT LORAIN	\$53.71
PRIMARY	Warrant	16269	08/19/2024	Festivals Unlimited LLC	\$1,000.00
PRIMARY	Warrant	16277	08/26/2024	JOHN MICHAEL LANE	\$556.25
PRIMARY	Warrant	16295	09/10/2024	LORAIN COUNTY ORGANIZED LABOR FESTIVAL	\$1,000.00
PRIMARY	Warrant	16314	09/12/2024	MIDWAY TROPHIES, K & A MIDWAY, INC.	\$48.00
PRIMARY	Warrant	16316	09/12/2024	OASIS MARINAS AT PORT LORAIN	\$63.71
PRIMARY	Warrant	16324	09/20/2024	JOHN MICHAEL LANE	\$500.00
PRIMARY	Warrant	16325	09/20/2024	OASIS MARINAS AT PORT LORAIN	\$24.32
PRIMARY	Warrant	16327	09/20/2024	Roy A. DeVore	\$1,106.25
PRIMARY	Warrant	16330	09/20/2024	Verdantas	\$14,296.25
PRIMARY	Warrant	16331	09/26/2024	LEAF Capital Funding LLC	\$212.10
PRIMARY	Warrant	16332	09/26/2024	MURRAY RIDGE PRODUCTION CENTER	\$800.00
PRIMARY	Warrant	16333	09/26/2024	OHIO EDISON	\$386.43
PRIMARY	Warrant	16335	09/26/2024	WOBL RADIO INC. * WDLW RADIO INC.	\$1,000.00
PRIMARY	Warrant	16336	09/30/2024	FALLS RIVER CONCERTS LLC	\$110,000.00
					\$132,047.02

LORAIN PORT AUTHORITY, LORAIN COUNTY

10/3/2024 10:01:29 AM

Cleared Payments

UAN v2024.2

Reconciled Date 9/30/2024

Posted 10/3/2024 9:37:47 AM

Account	Type	Payment #	Post Date	Vendor / Payee	Amount
PRIMARY	Electronic	161-2024	09/06/2024	THOMAS E BROWN	\$2,574.62
PRIMARY	Electronic	162-2024	09/06/2024	TIFFANY A MCCLELLAND	\$2,475.36
PRIMARY	Electronic	163-2024	09/06/2024	IDA YVONNE SMITH	\$1,907.51
PRIMARY	Electronic	164-2024	09/06/2024	KELSEY LEYVA SMITH	\$1,126.20
PRIMARY	Electronic	166-2024	09/06/2024	OHIO PUBLIC EMPLOYEES DEFERRED	\$845.00
PRIMARY	Electronic	167-2024	09/09/2024	MICHAEL E. BROSKY	\$1,711.23
PRIMARY	Electronic	169-2024	09/12/2024	US TREASURY	\$3,586.81
PRIMARY	Electronic	170-2024	09/12/2024	OHIO TREASURER OF STATE	\$568.68
PRIMARY	Electronic	171-2024	09/12/2024	CITY OF LORAIN DEPT. OF TAXATION	\$702.51
PRIMARY	Electronic	172-2024	09/12/2024	OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$10,079.29
PRIMARY	Electronic	173-2024	09/20/2024	THOMAS E BROWN	\$2,574.62
PRIMARY	Electronic	174-2024	09/20/2024	TIFFANY A MCCLELLAND	\$2,475.36
PRIMARY	Electronic	175-2024	09/20/2024	IDA YVONNE SMITH	\$1,907.51
PRIMARY	Electronic	176-2024	09/20/2024	KELSEY LEYVA SMITH	\$1,126.20
PRIMARY	Electronic	178-2024	09/20/2024	OHIO PUBLIC EMPLOYEES DEFERRED	\$845.00
PRIMARY	Warrant	16206	07/12/2024	Roy A. DeVore	\$943.75
PRIMARY	Warrant	16238	08/15/2024	CITY OF LORAIN, SAFETY SERVICE DIRECTOR	\$575.00
PRIMARY	Warrant	16260	08/15/2024	Roy A. DeVore	\$1,993.75
PRIMARY	Warrant	16268	08/19/2024	Girls Give Back	\$1,000.00
PRIMARY	Warrant	16276	08/26/2024	GERGELY'S MAINTENANCE KING	\$182.96
PRIMARY	Warrant	16280	08/26/2024	OASIS MARINAS AT PORT LORAIN	\$53.70
PRIMARY	Warrant	16281	08/26/2024	OHIO EDISON	\$374.68
PRIMARY	Warrant	16282	08/26/2024	QUALITY SERVICES	\$362.43
PRIMARY	Warrant	16283	08/26/2024	Roy A. DeVore	\$850.00
PRIMARY	Warrant	16284	08/27/2024	FIRELANDS ELECTRIC, INC.	\$294.00
PRIMARY	Warrant	16285	08/27/2024	FRIENDS OFFICE	\$46.56
PRIMARY	Warrant	16286	08/27/2024	GERGELY'S MAINTENANCE KING	\$98.88
PRIMARY	Warrant	16287	08/27/2024	JAN-PRO CLEANING SYSTEMS	\$272.00
PRIMARY	Warrant	16288	08/27/2024	LEAF Capital Funding LLC	\$212.10
PRIMARY	Warrant	16289	08/27/2024	MURRAY RIDGE PRODUCTION CENTER	\$1,600.00
PRIMARY	Warrant	16290	08/30/2024	THOMAS BROWN	\$206.50
PRIMARY	Warrant	16291	08/30/2024	Tiffany McClelland	\$206.50

LORAIN PORT AUTHORITY, LORAIN COUNTY

10/3/2024 10:01:29 AM

Cleared Payments

UAN v2024.2

Reconciled Date 9/30/2024

Posted 10/3/2024 9:37:47 AM

Account	Type	Payment #	Post Date	Vendor / Payee	Amount
PRIMARY	Warrant	16292	08/28/2024	Lorain City School Dist., Board of Education	\$850.00
PRIMARY	Warrant	16293	08/28/2024	Robert Worthy	\$100.00
PRIMARY	Warrant	16294	09/10/2024	House of Praise International Church	\$1,000.00
PRIMARY	Warrant	16296	09/12/2024	LORAIN COUNTY TREASURER	\$1,067.36
PRIMARY	Warrant	16297	09/12/2024	LORAIN COUNTY TREASURER	\$9,606.12
PRIMARY	Warrant	16298	09/12/2024	LORAIN COUNTY TREASURER	\$37.00
PRIMARY	Warrant	16299	09/12/2024	AMERICAN FIREWORKS CO.	\$12,500.00
PRIMARY	Warrant	16300	09/12/2024	ANDREW CARDEN	\$275.00
PRIMARY	Warrant	16301	09/12/2024	Banco Enterprises, Inc.	\$15,586.95
PRIMARY	Warrant	16302	09/12/2024	Chris Haynes	\$1,500.00
PRIMARY	Warrant	16303	09/12/2024	CITY OF LORAIN UTILITIES DEPT.	\$3,644.88
PRIMARY	Warrant	16304	09/12/2024	COLUMBIA GAS OF OHIO	\$176.93
PRIMARY	Warrant	16305	09/13/2024	FALLS RIVER CONCERTS LLC	\$5,000.00
PRIMARY	Warrant	16306	09/12/2024	FLIGNER'S SUPERMARKET & CATERING	\$47.44
PRIMARY	Warrant	16307	09/12/2024	FRED V. OSTRANDER	\$237.50
PRIMARY	Warrant	16308	09/12/2024	FRIENDS OFFICE	\$22.44
PRIMARY	Warrant	16309	09/12/2024	HOME DEPOT CREDIT SERVICES	\$14.39
PRIMARY	Warrant	16310	09/12/2024	JOHN MICHAEL LANE	\$575.00
PRIMARY	Warrant	16311	09/12/2024	KB Lawn and Snow Removal, LLC	\$10,000.00
PRIMARY	Warrant	16312	09/12/2024	LAKELAND GLASS COMPANY, INC.	\$550.00
PRIMARY	Warrant	16313	09/12/2024	Lumen	\$728.44
PRIMARY	Warrant	16315	09/12/2024	MURRAY RIDGE PRODUCTION CENTER	\$800.00
PRIMARY	Warrant	16317	09/12/2024	REPUBLIC SERVICES, INC.	\$567.45
PRIMARY	Warrant	16318	09/12/2024	TERRY GINN ADVERTISING, LLC	\$2,183.40
PRIMARY	Warrant	16319	09/12/2024	TREASURER OF STATE, AUDITOR	\$3,746.00
PRIMARY	Warrant	16320	09/12/2024	VICTORY WINDOW CLEANING, LLC	\$150.00
PRIMARY	Warrant	16321	09/20/2024	BCT ALARM SERVICES, INC.	\$300.00
PRIMARY	Warrant	16322	09/20/2024	CSX TRANSPORTATION	\$100.00
PRIMARY	Warrant	16323	09/20/2024	GERGELY'S MAINTENANCE KING	\$129.96
PRIMARY	Warrant	16326	09/20/2024	OHIO EDISON	\$2,385.01
PRIMARY	Warrant	16328	09/20/2024	Stacy A. Caddey	\$6,000.00
PRIMARY	Warrant	16329	09/20/2024	US BANK ONE CARD	\$4,627.00
PRIMARY	Warrant	16334	09/26/2024	THOMAS BROWN	\$132.11
					\$128,419.09

LORAIN PORT AUTHORITY, LORAIN COUNTY

10/3/2024 10:01:29 AM

Cleared Receipts

UAN v2024.2

Reconciled Date 9/30/2024

Posted 10/3/2024 9:37:47 AM

Account	Type	Ticket #	Receipt #	Post Date	Source	Amount
PRIMARY	Standard		196-2024	09/03/2024	OASIS MARINAS AT PORT LORAIN	\$22,510.18
PRIMARY	Standard		197-2024	09/04/2024	PEEK PRO TICKETING SYSTEM	\$139.99
PRIMARY	Standard		198-2024	09/06/2024	PEEK PRO TICKETING SYSTEM	\$200.04
PRIMARY	Standard		199-2024	09/06/2024	Diara Moody	\$1,400.00
PRIMARY	Standard		200-2024	09/09/2024	LEADERSHIP LORAIN COUNTY	\$714.82
PRIMARY	Standard		201-2024	09/10/2024	Firefish Arts, Inc.	\$1,000.00
PRIMARY	Standard		202-2024	09/11/2024	Brittany Hurt	\$300.00
PRIMARY	Standard		207-2024	09/12/2024	PEEK PRO TICKETING SYSTEM	\$49.99
PRIMARY	Standard		203-2024	09/16/2024	PEEK PRO TICKETING SYSTEM	\$74.99
PRIMARY	Standard		204-2024	09/17/2024	PEEK PRO TICKETING SYSTEM	\$74.99
PRIMARY	Standard		205-2024	09/17/2024	Thomas E Hollstein	\$15,000.00
PRIMARY	Standard		206-2024	09/17/2024	CITY OF LORAIN AUDITORS OFFICE	\$82.79
PRIMARY	Standard		208-2024	09/19/2024	US ENVIRONMENTAL PROTECTION AGENCY	\$14,296.25
PRIMARY	Standard		209-2024	09/19/2024	PEEK PRO TICKETING SYSTEM	\$149.97
PRIMARY	Standard		210-2024	09/23/2024	ARIEL ON BROADWAY	\$10,000.00
PRIMARY	Standard		211-2024	09/23/2024	Jeffery Neal	\$4,000.00
PRIMARY	Standard		212-2024	09/24/2024	Clearview Local School District	\$750.00
PRIMARY	Standard		213-2024	09/25/2024	CITY OF LORAIN AUDITORS OFFICE	\$119.39
PRIMARY	Standard		214-2024	09/30/2024	Cincinnati Insurance Company	\$12,292.00
PRIMARY	Interest		215-2024	09/30/2024	PRIMARY	\$4,068.18
FFL	Interest		216-2024	09/30/2024	FFL	\$1,145.38
FFL	Interest		217-2024	09/30/2024	FFL	\$1,092.89
						\$89,461.85

LORAIN PORT AUTHORITY, LORAIN COUNTY

10/3/2024 10:01:29 AM

Cleared Adjustments

UAN v2024.2

Reconciled Date 9/30/2024

Posted 10/3/2024 9:37:47 AM

Account	Type	Item #	Post Date	Source or Payee	Amount
PRIMARY	Receipt Adj	197-2024	09/04/2024	PEEK PRO TICKETING SYSTEM	-\$40.86
PRIMARY	Receipt Adj	198-2024	09/06/2024	PEEK PRO TICKETING SYSTEM	-\$40.86
PRIMARY	Receipt Adj	207-2024	09/12/2024	PEEK PRO TICKETING SYSTEM	-\$40.86
					-\$122.58
					-\$122.58

Payment Listing

September 2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
161-2024	09/06/2024	08/28/2024	EP	THOMAS E BROWN	\$2,574.62	C
162-2024	09/06/2024	08/28/2024	EP	TIFFANY A MCCLELLAND	\$2,475.36	C
163-2024	09/06/2024	08/28/2024	EP	IDA YVONNE SMITH	\$1,907.51	C
164-2024	09/06/2024	08/28/2024	EP	KELSEY LEYVA SMITH	\$1,126.20	C
166-2024	09/06/2024	09/06/2024	EW	OHIO PUBLIC EMPLOYEES DEFERRED	\$845.00	C
167-2024	09/09/2024	09/09/2024	EP	MICHAEL E. BROSKY	\$1,711.23	C
169-2024	09/12/2024	09/12/2024	EW	US TREASURY	\$3,586.81	C
170-2024	09/12/2024	09/12/2024	EW	OHIO TREASURER OF STATE	\$568.68	C
171-2024	09/12/2024	09/12/2024	EW	CITY OF LORAIN DEPT. OF TAXATION	\$702.51	C
172-2024	09/12/2024	09/12/2024	EW	OHIO PUBLIC EMPLOYEES RETIREMENT S	\$10,079.29	C
173-2024	09/20/2024	09/17/2024	EP	THOMAS E BROWN	\$2,574.62	C
174-2024	09/20/2024	09/17/2024	EP	TIFFANY A MCCLELLAND	\$2,475.36	C
175-2024	09/20/2024	09/17/2024	EP	IDA YVONNE SMITH	\$1,907.51	C
176-2024	09/20/2024	09/17/2024	EP	KELSEY LEYVA SMITH	\$1,126.20	C
178-2024	09/20/2024	09/20/2024	EW	OHIO PUBLIC EMPLOYEES DEFERRED	\$845.00	C
16294	09/10/2024	09/10/2024	RW	House of Praise International Church	\$1,000.00	C
16295	09/10/2024	09/10/2024	RW	LORAIN COUNTY ORGANIZED LABOR FES	\$1,000.00	O
16296	09/12/2024	09/12/2024	WH	LORAIN COUNTY TREASURER	\$1,067.36	C
16297	09/12/2024	09/12/2024	AW	LORAIN COUNTY TREASURER	\$9,606.12	C
16298	09/12/2024	09/12/2024	AW	LORAIN COUNTY TREASURER	\$37.00	C
16299	09/12/2024	09/12/2024	AW	AMERICAN FIREWORKS CO.	\$12,500.00	C
16300	09/12/2024	09/12/2024	AW	ANDREW CARDEN	\$275.00	C
16301	09/12/2024	09/12/2024	AW	Banco Enterprises, Inc.	\$15,586.95	C
16302	09/12/2024	09/12/2024	AW	Chris Haynes	\$1,500.00	C
16303	09/12/2024	09/12/2024	AW	CITY OF LORAIN UTILITIES DEPT.	\$3,644.88	C
16304	09/12/2024	09/12/2024	AW	COLUMBIA GAS OF OHIO	\$176.93	C
16305	09/13/2024	09/12/2024	AW	FALLS RIVER CONCERTS LLC	\$5,000.00	C
16306	09/12/2024	09/12/2024	AW	FLIGNER'S SUPERMARKET & CATERING	\$47.44	C
16307	09/12/2024	09/12/2024	AW	FRED V. OSTRANDER	\$237.50	C
16308	09/12/2024	09/12/2024	AW	FRIENDS OFFICE	\$22.44	C
16309	09/12/2024	09/12/2024	AW	HOME DEPOT CREDIT SERVICES	\$14.39	C
16310	09/12/2024	09/12/2024	AW	JOHN MICHAEL LANE	\$575.00	C
16311	09/12/2024	09/12/2024	AW	KB Lawn and Snow Removal, LLC	\$10,000.00	C
16312	09/12/2024	09/12/2024	AW	LAKELAND GLASS COMPANY, INC.	\$550.00	C
16313	09/12/2024	09/12/2024	AW	Lumen	\$728.44	C
16314	09/12/2024	09/12/2024	AW	MIDWAY TROPHIES, K & A MIDWAY, INC.	\$48.00	O
16315	09/12/2024	09/12/2024	AW	MURRAY RIDGE PRODUCTION CENTER	\$800.00	C
16316	09/12/2024	09/12/2024	AW	OASIS MARINAS AT PORT LORAIN	\$63.71	O
16317	09/12/2024	09/12/2024	AW	REPUBLIC SERVICES, INC.	\$567.45	C
16318	09/12/2024	09/12/2024	AW	TERRY GINN ADVERTISING, LLC	\$2,183.40	C
16319	09/12/2024	09/12/2024	AW	TREASURER OF STATE, AUDITOR	\$3,746.00	C
16320	09/12/2024	09/12/2024	AW	VICTORY WINDOW CLEANING, LLC	\$150.00	C
16321	09/20/2024	09/20/2024	AW	BCT ALARM SERVICES, INC.	\$300.00	C
16322	09/20/2024	09/20/2024	AW	CSX TRANSPORTATION	\$100.00	C
16323	09/20/2024	09/20/2024	AW	GERGELY'S MAINTENANCE KING	\$129.96	C
16324	09/20/2024	09/20/2024	AW	JOHN MICHAEL LANE	\$500.00	O

Payment Listing

September 2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
16325	09/20/2024	09/20/2024	AW	OASIS MARINAS AT PORT LORAIN	\$24.32	O
16326	09/20/2024	09/20/2024	AW	OHIO EDISON	\$2,385.01	C
16327	09/20/2024	09/20/2024	AW	Roy A. DeVore	\$1,106.25	O
16328	09/20/2024	09/20/2024	AW	Stacy A. Caddey	\$6,000.00	C
16329	09/20/2024	09/20/2024	AW	US BANK ONE CARD	\$4,627.00	C
16330	09/20/2024	09/20/2024	AW	Verdantas	\$14,296.25	O
16331	09/26/2024	09/26/2024	AW	LEAF Capital Funding LLC	\$212.10	O
16332	09/26/2024	09/26/2024	AW	MURRAY RIDGE PRODUCTION CENTER	\$800.00	O
16333	09/26/2024	09/26/2024	AW	OHIO EDISON	\$386.43	O
16334	09/26/2024	09/26/2024	AW	THOMAS BROWN	\$132.11	C
16335	09/26/2024	09/26/2024	AW	WOBL RADIO INC. * WDLW RADIO INC.	\$1,000.00	O
16336	09/30/2024	09/30/2024	AW	FALLS RIVER CONCERTS LLC	\$110,000.00	O
Total Payments:					\$247,633.34	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$247,633.34	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

LORAIN PORT AUTHORITY, LORAIN COUNTY

Purchase Order Listing

Year 2024

Purchase Order #	Type	Issue Date	Transaction Date	Expire Date	Vendor	Status	Amount Encumbered	Amount Charged	Amount Adjusted	Amount Overspent	Available Balance
267-2024	PO Reg	09/05/2024	09/05/2024		BCT ALARM SERVICES, INC.	C	\$300.00	\$300.00	\$0.00	\$0.00	\$0.00
268-2024	PO Reg	09/09/2024	09/09/2024		US BANK ONE CARD	O	\$400.00	\$273.00	\$0.00	\$0.00	\$127.00
269-2024	PO Reg	09/10/2024	09/10/2024		PEEK PRO TICKETING SYSTEM	C	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$0.00
270-2024	PO Reg	09/10/2024	09/10/2024		US BANK ONE CARD	C	\$1,030.00	\$1,030.00	\$0.00	\$0.00	\$0.00
271-2024	PO Reg	09/10/2024	09/10/2024		US BANK ONE CARD	C	\$0.93	\$0.93	\$0.00	\$0.00	\$0.00
272-2024	PO Reg	09/12/2024	09/12/2024		FALLS RIVER CONCERTS LLC	O	\$115,000.00	\$115,000.00	\$0.00	\$0.00	\$0.00
273-2024	PO Reg	09/17/2024	09/17/2024		US BANK ONE CARD	O	\$276.00	\$0.00	\$0.00	\$0.00	\$276.00
274-2024	PO Reg	09/19/2024	09/19/2024		Brightspeed of Ohio, Inc.	O	\$3,386.61	\$0.00	\$0.00	\$0.00	\$3,386.61
275-2024	PO Reg	09/19/2024	09/19/2024		LAKELAND GLASS COMPANY, INC.	O	\$2,539.00	\$0.00	\$0.00	\$0.00	\$2,539.00
276-2024	PO ThnNw	09/19/2024	09/19/2024		OASIS MARINAS AT PORT LORAIN	C	\$24.32	\$24.32	\$0.00	\$0.00	\$0.00
277-2024	PO ThnNw	09/19/2024	09/19/2024		US BANK ONE CARD	C	\$84.02	\$84.02	\$0.00	\$0.00	\$0.00
278-2024	PO Reg	09/19/2024	09/19/2024		CSX TRANSPORTATION	C	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00
279-2024	PO Reg	09/25/2024	09/25/2024		UNITED STATE POSTAL SERVICE	O	\$365.00	\$365.00	\$0.00	\$0.00	\$0.00
280-2024	PO Reg	09/25/2024	09/25/2024		OASIS MARINAS AT PORT LORAIN	O	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00
281-2024	PO Reg	09/25/2024	09/25/2024		PARKER MARINE, INC.	O	\$3,748.50	\$0.00	\$0.00	\$0.00	\$3,748.50
282-2024	PO Reg	09/26/2024	09/26/2024		WOBL RADIO INC. * WDLW RADIO INC.	C	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$0.00
Total for selected purchase orders:							<u>\$129,454.38</u>	<u>\$118,177.27</u>	<u>\$1,000.00</u>	<u>\$0.00</u>	<u>\$10,277.11</u>

Status: O - Open, C - Closed, B - Batch

RESOLUTION NO. 2024-__

A RESOLUTION RATIFYING EXPENDITURES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO REVISE THE 2024 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 2024 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 2024.

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:

Brad Mullins, Chairman

Tom Brown, Executive Director

Description

Fund Classification: 1000 General

Fund Balance 1/1	\$917,629.49		\$236,929.99
Fund Balance Adjustments	\$0.00		
Prior Year Encumbrances	\$28,870.44		
Unencumbered Balance 1/1	\$888,759.05		

Revenues

1000-110-0000 - General Property Tax - Real Estate	\$855,271.00	\$855,271.00	
1000-490-0500 - Other - Intergovernmental{ODNR Submerged Land Lease}	\$36,200.00	\$36,200.00	
1000-490-0800 - Other - Intergovernmental{Miscellaneous}	\$1,300.00	\$2,050.00	\$750.00
1000-490-2500 - Other - Intergovernmental{TIF}	\$0.00	\$0.00	
1000-490-9000 - Other - Intergovernmental{Homestead and Rollback}	\$0.00	\$0.00	
1000-523-0000 - Recreation Entry Fees	\$32,000.00	\$32,000.00	
1000-523-0750 - Recreation Entry Fees{Rockin'on the River}	\$0.00	\$60,000.00	\$60,000.00
1000-531-8500 - Sale of Lots {Real Estate}	\$0.00	\$0.00	
1000-590-0100 - Other - Charges for Services{Oasis}	\$56,000.00	\$56,000.00	
1000-590-0201 - Other - Charges for Services{JATT Riverside, LLC}	\$6,000.00	\$10,500.00	\$4,500.00
1000-590-0600 - Other - Charges for Services{CenturyLink/Lumen Leases}	\$1,500.00	\$1,500.00	
1000-590-0700 - Other - Charges for Services{Black River Landing}	\$36,000.00	\$36,000.00	
1000-590-0750 - Other - Charges for Services{Rockin' on the River}	\$0.00	\$30,000.00	\$30,000.00
1000-590-0800 - Other - Charges for Services{Miscellaneous}	\$800.00	\$800.00	
1000-590-2000 - Other - Charges for Services{Economic Development}	\$10,000.00	\$35,000.00	\$25,000.00
1000-590-4201 - Other - Charges for Services{KIFBL}	\$0.00	\$0.00	
1000-590-5100 - Other - Charges for Services{Miscellaneous Income}	\$0.00	\$0.00	
1000-590-7200 - Other - Charges for Services{Lighthouse}	\$12,500.00	\$12,500.00	
1000-701-0000 - Interest	\$60,000.00	\$60,000.00	
1000-820-0000 - Contributions and Donations	\$8,500.00	\$8,500.00	
1000-891-0000 - Other - Miscellaneous Operating	\$700.00	\$12,991.00	\$12,291.00
1000-820-0750 - Contributions and Donations{Rockin' on the River}	\$0.00	\$0.00	
1000-820-4300 - Contributions and Donations{Stage Project}			
1000-891-0000 - Other - Miscellaneous Operating			
1000-892-0750 - Other - Miscellaneous Non-Operating{Rockin' on the River}	\$0.00	\$0.00	
Sub-Total	<u>\$1,116,771.00</u>	<u>\$1,249,312.00</u>	<u>\$132,541.00</u>
Other Financing Sources			
1000-931-0000 - Transfers - In	\$0.00	\$0.00	
1000-941-0000 - Advances - In	\$0.00	\$0.00	
Total Revenue	<u>\$1,116,771.00</u>	<u>\$1,249,312.00</u>	<u>\$132,541.00</u>

Expenditures

1000-190-349-0000 - Other - Professional and Technical Services	\$0.00	\$0.00	
1000-310-349-0750 - Other - Professional and Technical Services{Rockin' on th	\$0.00	\$90,000.00	\$90,000.00
1000-310-349-7000 - Other - Professional and Technical Services{River Tour}	\$16,125.00	\$16,125.00	
1000-310-490-0750 - Operating - Supplies and Materials{River Tour}	\$0.00	\$0.00	\$0.00
1000-310-490-7000 - Other - Supplies and Materials{River Tour}	\$13,875.00	\$13,875.00	
1000-512-311-0000 - Electricity	\$37,500.00	\$37,500.00	
1000-522-313-0000 - Natural Gas	\$6,500.00	\$6,500.00	
1000-532-312-0000 - Water and Sewage	\$12,000.00	\$12,000.00	
1000-735-132-0000 - Salaries - Administrator's Staff	\$353,000.00	\$353,000.00	
1000-735-132-2000 - Salaries - Administrator's Staff{Economic Development}			
1000-735-211-0000 - Ohio Public Employees Retirement System	\$49,420.00	\$49,420.00	
1000-735-211-2000 - Ohio Public Employees Retirement System{Econ. Dev.}			
1000-735-213-0000 - Medicare	\$5,118.50	\$5,118.50	
1000-735-213-2000 - Medicare{Economic Development}			
1000-735-221-0000 - Medical/Hospitalization	\$111,000.00	\$111,000.00	
1000-735-221-2000 - Medical/Hospitalization{Economic Development}			

LORAIN PORT AUTHORITY

Description	Current Budget 2024	Proposed Budget 2024	Difference	2025
1000-735-222-0000 - Life Insurance	\$500.00	\$500.00		
1000-735-225-0000 - Workers' Compensation	\$1,000.00	\$1,000.00		
1000-735-229-0000 - Other - Insurance Benefits	\$5,750.00	\$5,750.00		
1000-735-229-2000 - Other - Insurance Benefits{Economic Development}				
1000-735-240-0000 - Unemployment Compensation	\$0.00	\$0.00		
1000-735-252-0000 - Travel and Transportation	\$13,500.00	\$13,500.00		
1000-735-252-2000 - Travel and Transportation{Economic Development}				
1000-735-321-0000 - Telephone	\$12,000.00	\$12,000.00		
1000-735-329-0000 - Other-Communications, Printing & Advertising	\$58,500.00	\$58,500.00		
1000-735-329-8000 - Other-Communications, Printing & Advertising{Other Pror	\$4,000.00	\$4,000.00		
1000-735-329-8800 - Other-Communications, Printing & Advertising {Fireworks	\$25,075.00	\$25,075.00		
1000-735-330-0000 - Rents and Leases	\$5,000.00	\$5,000.00		
1000-735-330-6000 - Rents and Leases{ODNR Lease}	\$36,005.00	\$36,005.00		
1000-735-330-6100 - Rents and Leases{CORPS Engineer Lease}	\$16,843.00	\$16,843.00		
1000-735-341-0000 - Accounting and Legal Fees	\$14,400.00	\$14,400.00		
1000-735-342-0000 - Auditing Services	\$3,500.00	\$3,500.00		
1000-735-343-0000 - Uniform Accounting Network Fees	\$3,800.00	\$3,800.00		
1000-735-344-0000 - Tax Collection Fees	\$20,000.00	\$20,000.00		
1000-735-345-0000 - Election Expenses	\$0.00	\$0.00		
1000-735-346-0000 - Engineering Services	\$0.00	\$0.00		
1000-735-347-0000 - Planning Consultants	\$1,600.00	\$1,600.00		
1000-735-349-0000 - Other - Professional and Technical Services	\$21,000.00	\$21,000.00		
1000-735-353-0000 - Liability Insurance Premiums	\$52,000.00	\$52,000.00		
1000-735-391-0000 - Dues and Fees	\$18,131.00	\$18,131.00		
1000-735-391-1500 - Dues and Fees{Bonds - Revenue}	\$0.00	\$0.00		
1000-735-391-2000 - Dues and Fees{Economic Development}	\$0.00	\$0.00		
1000-735-391-8500 - Dues and Fees{Real Estate}				
1000-735-410-0000 - Office Supplies and Materials	\$5,000.00	\$5,000.00		
1000-735-431-0000 - Repairs and Maintenance of Buildings and Land	\$213,050.00	\$213,050.00		
1000-735-431-5300 - Repairs and Maintenance of Buildings and Land{GOOSE	\$1,500.00	\$1,500.00		
1000-800-540-0000 - Machinery, Equipment and Furniture	\$2,157.00	\$2,157.00		
1000-800-590-0000 - Other - Capital Outlay	\$186,162.00	\$201,162.00	\$15,000.00	
Sub-Total	<u>\$1,325,011.50</u>	<u>\$1,430,011.50</u>	<u>\$105,000.00</u>	
Other Financing Uses				
1000-910-910-0000 - Transfers - Out	\$500,000.00	\$500,000.00		
1000-920-920-0000 - Advances - Out	\$0.00	\$0.00		
Total Expenditures	<u>\$1,825,011.50</u>	<u>\$1,930,011.50</u>	<u>\$105,000.00</u>	

Description

Fund Classification: 2051 USEPA Brownfield Assessment Grant

Fund Balance 1/1	\$0.00	\$0.00	\$0.00
Fund Balance Adjustments	\$0.00	\$0.00	\$0.00
Prior Year Encumbrances	\$0.00	\$0.00	\$0.00
Unencumbered Balance 1/1	\$0.00	\$0.00	\$0.00

Revenues

2051-411-0000 - Federal - Restricted	\$471,951.47	\$471,951.47	
Other Financing Sources			
2051-931-0000 - Transfers - In			
2051-941-0000 - Advances - In			
Total Revenue	\$471,951.47	\$471,951.47	\$0.00

Expenditures

2051-735-252-0000 - Travel and Transportation	\$5,464.25	\$5,464.25	
2051-735-300-0000 - Contractual Services	\$465,987.22	\$465,987.22	
2051-735-400-0000 - Supplies and Materials	\$500.00	\$500.00	
Other Financing Uses			
2051-920-920-0000 - Transfers - Out			
2051-920-920-0000 - Advances - Out			
Total Expenditures	\$471,951.47	\$471,951.47	\$0.00

Fund Classification: 4901 BRL Stage Capital Project

Fund Balance 1/1	\$576,122.13		\$0.00
Fund Balance Adjustments	\$0.00		\$0.00
Prior Year Encumbrances	\$0.00		\$0.00
Unencumbered Balance 1/1	\$576,122.13		\$0.00

Revenues

4901-411-4300 - Federal - Restricted{Stage Project}	\$0.00	\$0.00	
4901-422-4305 - State - Restricted{Strategic Community Inv. Grant}	\$500,000.00	\$500,000.00	
4901-820-4300 - Contributions and Donations {Stage Project}	\$5,040.00	\$20,040.00	\$15,000.00
Other Financing Sources			
4901-931-4300 - Transfer -In {Stage Project}	\$500,000.00	\$500,000.00	
Total Revenue	\$1,005,040.00	\$1,020,040.00	\$15,000.00

Expenditures

4901-800-346-4301 - Engineering Services {Stage Architect}	\$826,437.13	\$826,437.13	
4901-800-347-4302 - Planning Consultants {Stage Fundraiser}	\$36,000.00	\$36,000.00	
4901-800-347-4304 - Planning Consultants {Financial Advisor}	\$39,500.00	\$39,500.00	
4901-800-349-4303 - Other Prof. &Tech. Svs {Stage Construction Mana}	\$153,443.00	\$153,443.00	
4901-800-590-4300 - Other - Capital Outlay {Stage Project}	\$525,782.00	\$540,782.00	\$15,000.00
Other Financing Uses			
4901-920-920-4300 - Advances - Out {Stage Project}			
Total Expenditures	\$1,581,162.13	\$1,596,162.13	\$15,000.00