



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

DATE: August 9, 2024  
TO: Board of Directors  
FROM: Brad Mullins, Chairman, Boards of Directors  
SUBJECT: Meeting Notice

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

Tuesday, August 13, 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, August 13, 2024, at 6:00 p.m.  
Port Office

**AGENDA**

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- I. Roll Call
- II. Pledge of Allegiance
- III. Disposition of Meeting Minutes
  - A. June 11, 2024, Regular Board Meeting Minutes corrected
  - B. July 9, 2024, Regular Board Meeting Minutes
- IV. Report of Officers
  - A. Chairman
    - 1. Correspondence received:
      - a. Lorain County Community College thank you letter
      - b. Lorain City Schools fee waiver request
  - B. Executive Director
    - 1. Stage Project report  
*Staff Presenter: Tom Brown, Executive Director*
    - 2. The Summer Market and Lorain Brewfest recap  
*Staff Presenter: Tom Brown, Executive Director*
    - 3. Riverside Building funding request  
*Staff Presenter: Tom Brown, Executive Director*
  - C. Assistant Director
    - 1. One Time Strategic Community Investments Grant Agreement:  
Resolution No. 2024-\_\_  
*Staff Presenter: Tiffany McClelland, Assistant Director*
- V. Report of Committees
  - A. Contract Management Committee
  - B. Strategic Development Plan Committee
  - C. Marketing and Public Affairs Committee
  - D. Financial Planning and Audit Committee
    - 1. July 2024 Financial Statement: Motion to approve  
*Staff presenter: Yvonne Smith, Accountant*

2. Then and Now Certificate: Resolution No. 2024\_\_

*Staff presenter: Yvonne Smith, Accountant*

E. Bylaws & Personnel Committee

1. Addition of new bylaw regarding public comment: Motion to approve

*Staff presenter: Tiffany McClelland, Assistant Director*

VI. Other Business

A. Next Port Tent date: September 6, 2024

VII. Public Comment

VIII. Adjournment

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

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

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

**Guests:** Eileen Torres, Community Foundation of Lorain County  
Beth Henley, City of Lorain First Ward Councilwoman  
Mary Springowski, City of Lorain Council at Large  
Debora Bradley, citizen  
Jack Bradley, City of Lorain Mayor  
Tim Williams, City of Lorain Deputy Safety Service Director  
Rodger Roeser, The Morning Journal  
Rick Soto, City of Lorain Chief of Staff  
Sharon Trentadue, citizen

**I. Roll Call**

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

**II. Pledge of Allegiance**

**III. Disposition**

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

**IV. Report of Officers**

**A. Chairman**

**1.** Correspondence received:

**a.** Permanent Stage Project: Mr. Brown said he will send out an invitation to board members for Tuesday at 11am to view the latest drawings of the amphitheater project. He will send it tonight or tomorrow.

- b. City Council Meeting: Mr. Brown thanked board members and staff for attending the council meeting last night. He said there looks to be a path forward to update the language of the ordinance related to the port authority.
- c. Upcoming announcement: Mr. Brown said we will be making an announcement on Monday, June 17. He can't share what exactly it's about but said it's good news and a press release will be going out.
- d. Chronicle Article: Mr. Brown said the Chronicle published a story about Senator Manning's office awarding \$500,000 for stage project. It still has to be passed, but it is good news.
- e. Carl Nielsen Commendation:

Mr. Mullins presented:

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

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

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

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

**B. Executive Director**

1. Kel Fligner Scholarship: Mr. Brown said with the passing of Kel Fligner, and Ben Fligner was a longtime member, he want to make a donation to the memorial scholarship at LCCC. We could do a resolution next month. He was thinking \$500 but thinks it means more coming from the board. Mr. Mullins

- said he agreed with the \$500 scholarship. Ms. Kiraly moved. Second by Ms. Bonilla. Motion carried.
2. Lorain Co. Chamber of Commerce Party at the Port June 26: Mr. Brown said we're hosting one of the county chamber's networking events. It's June 26 from 5-7p at the port. Good board presence is requested. We'll talk about our events and projects. They're always a great partner and will bring lots of people. Mr. Zellers asked if Whiting Turner and Bialosky was invited? Mr. Brown said yes.
  3. International Festival June 28-30: Mr. Brown said International Festival is coming up. We're working on getting the site ready and working with Mr. Ben Maniaci.
  4. Independence Day Fireworks Display Thursday, July 4: Mr. Brown said we're looking forward to a good fireworks show on July Fourth. It went well last year. Mr. Mullins asked what year of contract we are in? Mrs. Leyva Smith said this is the last year, she'll be getting proposals soon.
  5. Next Port Tent July 12: Mr. Brown said the next tent date is July 12. We're here from 5:30-8:30p and are doing it once a month.
  6. Reminder: We are cosponsoring the Taylor Swift tribute show on August 3 so we could use board member help selling tickets. The proceeds come back to us a we're co-promoting with Mr. Bob Earley.
  7. Oasis Lease: Mr. Brown said we're responsible for certain repairs. We just got a quote for work on the gas dock. They can get started as soon as tomorrow and hope to have gas by this weekend. That is \$20,500 that is needed out of the capital account. Oasis will pre pay and we can bring a resolution in July. Mr. Zellers asked if we were responsible after a certain dollar amount. Mr. Brown said there's a list of qualifiers. He believes this is related to our infrastructure responsibility. Mr. Mullins said it's a mess over there. No one mans it regularly. He doesn't think they do \$20,000 in fuel a year. Mr. Mullins asked what exactly? Mr. Brown said replace chains, hardware, re-anchoring, demolition of north side platform, etc. Mr. Zellers said he recommends authorizing them to move forward and we reimburse them, but we want an

opportunity to review the costs. Mr. Mullins wants to know about the preventative maintenance on the gas dock. It's been a problem for 20 years. Mr. Zellers wants a meeting with Oasis to walk through the invoice. Mr. Scott seconded. Motion carried.

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

## V. Report of Committees

### A. Contract Management Committee

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

are notified when that's going to be and that we be given the opportunity to participate. On 7/8, is when we should be receiving our guaranteed maximum price from Whiting Turner. Anything over that comes out of Whiting Turner's fee. Anything unspent comes back to us. On July 16, Whiting Turner is expected to have the contract ready to sign. Then we'll have the ability to start the construction as soon as the concert series is over in the fall. We'll be ready by May 2025. Mr. Zellers said we're looking at cashflow, big dollars pent when shovels go into the ground. Mr. Scott asked about the green room. Mr. Zellers said everything is being bid separately so we can get pricing now and decide what funding will allow.

**B. Strategic Development Plan Committee**

1. Mr. Zgonc said he had no report.

**C. Marketing and Public Affairs Committee**

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

**D. Financial Planning and Audit Committee**

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

**E. Bylaws and Personnel Committee**

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

**VI. Other Business**

- A.** None

**VII. Public Comment**

- A.** Mr. Jack Bradley said regarding the gas dock, he had someone in from Beaver Park Marina who was happy he'd have more business. If it's not a place to attract boaters, maybe avoid the expense since it hasn't been open so far. Also, he's not sure if the lease requires them to have a restaurant, but he is often asked what is happening with that and if they're living up to contractual obligations. He said June 24 at 1:30 p.m. is the ribbon cutting for the groundbreaking for the



motorsports park. As far as port management arm of the project, they have agreed with the motorsports park the money from the county and city will be spent last. If they don't spend \$8 million, then the city and county's portion would be less. They want the port to make sure \$8 million is spent before they use any city or county funds to pay any invoices. Mr. Brown said the restaurant is with a broker. It's been toured many times. Right now, they only entity losing money is Oasis. The boaters want it and they're looking to fill it. With the gas dock, they've been chasing and finally found a trusted operator. It's another amenity for the boaters there. Mr. Scott asked about the Oasis lease length. Mr. Brown said 2029.

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

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

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

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

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

**IX. Adjournment**

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

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Brad Mullins, Chairman

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Tom Brown, Executive Director

**Lorain Port and Finance Authority**  
**Board of Directors**  
**Regular Meeting**  
**Port Office**  
**Tuesday, July 9, 2024, at 6:00 p.m.**

**Board of Directors:** Ms. Bonilla and Kiraly; Mrs. Silva Arredondo; Messrs. Mullins, Scott, Veard, Zellers and Zgonc (8)

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

**Guests:** Beth Henley, Lorain First Ward Councilwoman  
 Joanne Zelina, Lorain resident  
 Michael Santa, Oasis Marinas at Port Lorain  
 Eileene Torres, Hispanic Fund/Lorain County Community Foundation  
 Ben Norton, Buckeye Community Bank  
 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. Ben Norton steering committee report:** Mr. Ben Norton said he is accustomed to fundraising. He said he loves working with Jeff and Tiffany. He said Tiffany did a great job presenting at a meeting today. We're working with a Campana brother. Mr. Norton said he was done a few years ago. Now this will be his last capital fundraising campaign. He said Mr. Bob Campana is a go getter. They don't back losers and the Port is not a loser. The next Tuesday and Thursday every week from now through August they'll have meetings with people who could potentially support the project. You serve on a board to give, to get or get off. Literature was passed out to the group today, and every seat was filled. He again compliment Tiffany on her presentation. He and Bob are working on the philanthropic giving and the goal is to raise \$3 million. There's another \$7 million we also want to raise. We're about 60% on the \$7 million. He thinks they're off to a fantastic start. Naming opportunities are

pretty high amounts. The fundraising campaign is over a four-year period. Every board member has the packet in front of them tonight. He said it's very important when we give our message we can say there was 100% board participation. That's a huge selling point for them. Mr. Mullins said he appreciates Mr. Norton's time and effort. We're optimistic. Mr. Zellers said last week Mr. Pete Kohlmyer from Kohlmyer Supply and the County Commissioner Jeff Riddell and his wife Dona heard the presentation. They're all excited about what we'll accomplish here. Mr. Zellers said there were about 12 people here today. We'll have about 12 more people here on Thursday.

#### **IV. Disposition**

- A. May 14, 2024, Regular Board Meeting Minutes: Mr. Zellers moved to approve the meeting minutes. Second by Ms. Bonilla. Motion carried.
- B. June 11, 2024, Regular Board Meeting Minutes: Mr. Veard moved to approve the meeting minutes. Second by Mrs. Silva Arredondo. Motion carried.

#### **V. Report of Officers**

##### **A. Chairman**

- 1. Intern Introduction: Olivia Stacklin: Mrs. Leyva Smith said Olivia Stacklin is our intern this summer and has been in the office since May 28. She said Ms. Stacklin has been a fabulous addition to the office. Ms. Stacklin works at the front desk answering calls, sharing information and selling tickets, among many other things. Mrs. Leyva Smith invited Ms. Stacklin to introduce herself. Ms. Stacklin said she is a rising senior at Ohio University studying journalism and strategic communications with a minor in marketing and a social media certificate. This is her second summer in Lorain and with Leadership Lorain County. Last summer she worked at Main Street Lorain. She said she's having a great time and learning a lot. Mr. Mullins thanked Ms. Stacklin.
- 2. Correspondence received:
  - a. None.

##### **B. Executive Director**

- 1. Oasis Marinas Fuel Dock Report: Mrs. McClelland said Mr. Michael Santa is here from Oasis to give a presentation and answer questions. Mr. Santa

introduced himself. He has been the manager for three seasons. He wanted to provide an update on the fuel dock. In the photos it shows the damage encountered in mid-March. A 50-ft concrete section detached from both platforms. It was replaced twice in five seasons. The platform split about 6 feet from one another and that gap grew to 10 feet. The shift damaged the conduit on the building that supplies electric for pumps and systems. Shoreline Contractors and NGW provided quotes. A lot of other companies were too backed up to quote. NGW had the best quote and they signed to start work on June 16. The fuel dock was back in service by the next Friday. NGW had a welder on site to attach a new bracket and shackle. They also repositioned anchors. Today there is one 55-foot platform. Firelands Electric had to run new conduit into the fuel hut. Lucas Plumbing reran the septic line. Improvements from 2019-now include new pump-out station, new whalers and rub rail, new electrical in 2020, new overfill alarm system, new TLS Fuel system. Lucas Plumbing was a little over \$1,300. Mr. Mullins asked about the shackle on the gas dock being replaced three times and what is being done differently. Mr. Santa said they took one of the concrete anchors and put it on the most southern part to level it out and shifted the anchors closer to the street to push in. Now there is less strain on the shackle so it won't snap. Mr. Mullins asked if the gas dock is fully staffed? Mr. Santa said it is fully staffed on Friday, Saturday and Sunday. Monday-Thursday is call ahead by about 15 minutes. Mr. Zellers asked about the budget being \$20,000 and this coming in over that. Mr. Santa said there were expenses they couldn't account for but the NGW quote was about \$20,000. Mr. Zgonc asked about the occupancy. Mr. Santa said they decommissioned Dock I and part of Dock H. They're at an occupancy of 76% of the usable slips. They're up to dock number nine this season of ones that have broken off. Ms. Kiraly asked how long this fuel dock repair is expected to last? Mr. Santa said roughly 3-5 years. He said they want to get a new fuel shed in the future, too. Mr. Zgonc asked if the damage and broken docks was due to the wave action? Mr. Santa said yes. The

further out or closer you get to the Lighthouse, the rougher the docks get treated.

2. Brewfest Report: Mrs. McClelland said the previous BrewFest committee came in earlier this year asking for flexibility from us as they got things in order for their event. In May, they said they wouldn't be able to pull it off. That would have put a noticeable hole in our calendar. Mrs. McClelland said it had become a staple event here. She and Mr. Tom Brown put their heads together to still have a similar event that day. Ultimately, they were able to connect with a well-established Beerfest group. Mrs. McClelland said we asked if they'd be willing to do an event here. They do events in Cleveland, Pittsburg and Cincinnati. They're called Festivals Unlimited, they love the idea and have committed to Saturday, August 10. Tickets are for sale now. They're asking this year for us to partner with them and offer a sponsorship in the amount of the site rental. They intend to come back for years to come. We want to establish a good relationship with them and are looking for board support. Mr. Mullins asked what they're responsible for. Mrs. McClelland said they would pay a deposit to cover any damages. Mr. Zgonc asked how many vendors will participate? Mrs. McClelland said they've gotten good feedback, but they don't have a number quite yet. Their focus is to try to get every Lorain County brewery. They normally have cocktails, mocktails, etc. as well but they committed with six weeks to plan. They're going to make it the best they can with the time they have. Ms. Kiraly asked if there would be food vendors? Mrs. McClelland said absolutely. Ms. Kiraly asked about the entry and how that would go? She remembered issues in the past. Mrs. McClelland said that would be restructured to run smoothly. Mr. Mullins said this group has a following. Mrs. Silva Arredondo asked about the price of tickets? Mrs. McClelland said it varies, and there are parking passes too. Early admission is \$45 for now or \$55 at the gate. Regular admission is \$35 now or \$45 at the gate. Designated driver tickets are \$20. VIP early admission parking is \$15. Ms. Kiraly asked how we're managing the transition? Mrs. McClelland said we've handled that. We reached out to the original committee and they said

they would be unable to do it moving forward and were happy to help with the transition. As much as it hurt, they loved what they built here but they respected that it needed to go to professionals. Everyone on the committee was a volunteer. Ms. Kiraly said in previous Brewfest's there were some merchandise sales that weren't followed through on. Mrs. McClelland said we aren't responsible for that and the new group has nothing to do with it. We unfortunately can't help with that. Mrs. Silva Arredondo asked how long the original lasted? Mrs. McClelland said it would have been the 10<sup>th</sup> year, they had nine successful events. Mr. Zellers said now is the time to negotiate. What happens the next year or the year after? Maybe we can try to lock them into a longer period of time or how can we share in the success? Mrs. McClelland said they've talked about all of that. We're just trying to get them in the door this year to make the event happen. That can be negotiated in the future. Mr. Zgonc moved to waive the \$1,400 fee for this year and then negotiate a contract with fees to pay back the original price break over time. Second by Mr. Veard. Motion carried.

3. August 3 Twist on Taylor: Mrs. McClelland said this is the show we're doing in conjunction with Falls River Concerts. The opener is Boy Band Review. It's going to be a great night. Buy tickets and tell everyone. Five and under are free. All others are \$15 in advance or \$20 the day of the show. VIP and Season passes cover entry.

## **VI. Report of Committees**

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

1. Mr. Zellers said bids came in for the stage project on 6/27. The architects are working through and calling subcontractors for clarification. Preliminary numbers show the budget should hold. He thanked the mayor and city for the help with the permits. Meeting tomorrow with the construction manager. What the scope of work might look like. Guaranteed maximum price should be in by July 22. Today was a positive day.

### **B. Strategic Development Plan Committee**

1. Mr. Zgonc said he had no report.

### C. Marketing and Public Affairs Committee

1. Mr. Scott said he talked with a few business owners in Downtown Lorain. They're wondering if we can coordinate the effort to try to bring more business to town before the concerts.

### D. Financial Planning and Audit Committee

1. Temporary Budget Appropriations for 2025: Mrs. Smith said she had a budget hearing tonight and before you is the temporary budget for 2025. It is due to the county auditors on July 20. We will make the adjustments to actual figures before the end of the year or beginning of 2025.

Mr. Mullins presented:

#### **A RESOLUTION TO APPROVE THE 2025 ANNUAL BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE LORAIN PORT AUTHORITY.**

Mr. Zellers moved to approve Resolution No. 2024-16. Second by Mr. Veard. Roll call vote as follows:

**Ayes: 8                      Nays: 0                      Abstain: 0                      Resolution Passed**

2. June 2024 Financial Statement: Ms. Bonilla said she met with Mrs. Smith and went over the financials. She deferred to Mrs. Smith. Mrs. Smith said she and Ms. Bonilla did a min review of receipts and the bank reconciliation. She opened the floor to questions. Mr. Scott moved to approve. Second by Mrs. Silva Arredondo. Motion carried.
3. 2022-23 Audit: Mrs. Smith said the 2022-23 audit started last week. We do it digitally through OneDrive. It makes it very efficient and easy. Board members may be getting an email soon from the auditors.
4. Budget Amendment: Ms. Bonilla said this is for the gas dock and people counter. She deferred to Mrs. Smith. Mrs. Smith said the people counter is \$3,740. Firelands Electric still needs to invoice, too. She said we may want to bump that to \$27,000 instead of \$25,000. Mr. Mullins said he thinks it should be \$30,000 to be safe. Mr. Zellers asked what the people counter is for? Mr. Mullins said the concerts. Mr. Zellers asked if it was for the Port? Mrs. McClelland said yes, it's for future events at Black River Landing.

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. Zellers moved to approve Resolution 2024-17. Second by Mr. Veard. Roll call vote as follows:

**Ayes: 8                      Nays: 0                      Abstain: 0                      Resolution Passed**

**E. Bylaws and Personnel Committee**

1. Mrs. Silva Arredondo said she had no report but plans to convene the committee in September to review the port's policies and procedures.

**VII. Other Business**

- A. Port Tent Dates July 12 and August 2: Mr. Mullins said volunteers sit at the tent during the first band. We pass out promotional items, share information about the Port and answer questions.

**VIII. Public Comment**

- A. Mrs. Beth Henley said she is the first ward councilwoman. She is here to observe.
- B. Joanne Zelina said she is Mrs. Henley's tag-along and is here to learn more.
- C. Eilene Torres said she is with the Hispanic Fund and Community Foundation. She is also involved with the strategic plan for Lorain County so she's trying to learn the ins and outs of Lorain.
- D. Mr. Jack Bradley introduced himself as the mayor of Lorain and said he had some comments. He said he appreciates the members serving on the board and he certainly doesn't think they should have to finance the project. He said if board members feel it in their heart to donate they can but he didn't put them on the board to put them under any kind of pressure to donate to the stage project. Mr. Zgonc joked that, "You set us up Mr. Mayor." Mr. Bradley replied, "They're probably going to ask me, too, just so you know." He said he sees Lorain County Commissioner Jeff Riddell was brought in to talk to him. He said he met with Mr. Riddell this morning. Mr. Bradley said Mr. Riddell indicated that he thought the project was going to be about \$3-5 million. "The commitment was made by the



county commissioners before Jeff became a county commissioner,” Mr. Bradley said. He continued and said Mr. Riddell said he liked the way the City of Lorain handled the racetrack project. “In other words, the racetrack puts their money in first and then the money from the county and city went in last,” Mr. Bradley said. “He was kind of upset the check was given to the port already from the county.” Mr. Bradley said he went to City Council and it approved the ARPA funds for the Port but also put the distribution of the funds under the mayor’s office. “I have Mr. Rey Carrion who’s going to be in charge of making sure that those funds are distributed in a similar manner to the manner that they were given to the race track,” he said. “In other words, we’re not just going to cut a check. We’re going to expect this board to meet its obligations and we’re going to need some information.” Mr. Bradley said Mr. Carrion is going to ask for some information. He said he’s not even sure how much the project is going to cost now. “Is it \$9 million dollars? Is it \$10 million dollars? Is that for phase one and phase two? Is the total project \$20 million dollars?” Mr. Bradley continued and said he had it confirmed by Mr. Tom Brown that already \$900,000 has been committed to the architect. “That’s a lot of money,” he said. “So, we’re a little bit concerned about that, and I think that as a board I would certainly hope that you would ask questions about these expenses because I think that’s important.” Mr. Bradley said there is also an ordinance that council passed that has to be complied with and he wanted to remind the board of what some of those requirements are. He said the port authority shall submit for the review of council the annual budget for the operations and administration of the Lorain Port Authority. “I don’t know if that’s been done or not but it needs to be done,” Mr. Bradley said. “And certainly, Rey wants that information, too, as he makes his determination or doing his due diligence before we distribute nearly \$1 million dollars.” He said the Lorain Port Authority shall submit for review of council the annual budget for the proceeds of all levies and all other sources of revenue, including but not limited to the five-year, 1 mil Lorain Port Authority levy. “C. Lorain Port Authority shall continue to submit monthly financial statements as approved by the board for council perusal,” Mr. Bradley said. “So, every month council should be expecting that

information and if not I think this board should ask why it's not being presented." Mr. Zgonc asked if that meant the financials would need to be sent to each council member. Mr. Bradley said he thinks it could be submitted through the clerk of council and then she would distribute it to the council members. Mr. Mullins said that is being done electronically and has been for years. Mr. Brosky agreed. Mr. Bradley said he is just listing all of the things that need to be done. "I'm not sure that all the things are being done," he said. Mr. Mullins said he knows the annual and monthly financials are being done. Mr. Zgonc asked the mayor to identify which responsibilities he felt the Port didn't know about. Mr. Bradley said, "You tell me which ones you don't know about. It's the law. It's chapter 143." Mr. Zgonc said he thinks the staff certainly knows what's on that list. Mr. Bradley said he thinks the board needs to know what's on this list, and he thinks the board needs to make sure it's being complied with unless council wants to change it and that is their prerogative. He then continued reading the ordinance, section D, which says the Lorain Port Authority shall submit to council all proposed annual or contractual expenditures exceeding \$25,000. The legislative authority shall review said submittals within two weeks of receipt. In the event the legislative authority determines such expenditures warrant public debate, then the matter would be forwarded to the appropriate committee of council as expeditiously as possible. The recommendation of the committee shall then be submitted to the Lorain Port Authority as a non-binding recommendation. The Lorain Port Authority is urged to take into consideration the recommendation of the legislative authority, however, as statutorily provided the final determination with respect to said expenditure or expenditures shall be within the control of the Lorain Port Authority. "So tonight, you approved an expenditure of \$30,000 dollars," Mr. Bradley said. "That expenditure has to be submitted to council for their perusal and if they determine that it needs some kind of a committee hearing then they have to ask for a committee hearing." Mr. Mullins said for a recommendation. Mr. Bradley said yes, for a recommendation. Mrs. McClelland said just to be clear we did not approve a \$30,000 expenditure. We approved a \$30,000 budget amendment tonight. Mr. Bradley said, "I think you're

going to expend \$30,000.” Mrs. McClelland said we are not over \$25,000. Those expenditures are under \$25,000 and it already came to the board for approval. Mr. Bradley said, “Well okay, so whatever, if it’s over \$25,000 you need to get it submitted to council.” Mr. Mullins said to be clear we have to wait for you to get back to us with a recommendation? Mr. Bradley said, “You don’t have to wait for me for anything. You have to follow the law that council passed.” Mr. Mullins said he’s just asking if we would have to wait for council to come back with a recommendation? Mr. Bradley said yes. Mr. Mullins said even though we may end up doing what we want anyway? Mr. Bradley said yes. “That’s the law that council passed,” Mr. Bradley continued. “I know you don’t like it, Tiffany, you’re shaking your head but that is what council did pass.” He then went on reading section E of the ordinance which states prior to the adoption of, amendment to or modification of any development plan, lease of property or official plan as defined in Ohio Revised Code 4582.32, the Lorain Port Authority shall submit the proposed plan, lease, or official plan or amendments or modification thereto to council which shall review within two weeks of receipt. In the event the legislative authority determines said plan, including the official plan or lease or amendment or modification thereto warrants public debate, then in such event the matter will be referred to the appropriate committee of council as expeditiously as possible. A recommendation of said committee, assuming adoption by the legislative authority, shall be submitted to the Lorain Port Authority as a non-binding recommendation. The Lorain Port Authority is urged to consider the recommendation of the legislative authority, however, as statutorily provided the final determination with respect to said plan, including the official plan, lease or amendment or modification thereto, shall be within the control of the Lorain Port Authority. “So, if you want to lease the property to Brewfest, you’ve got to present it to council,” Mr. Bradley said. Mrs. McClelland said with all due respect, Mayor, that’s not the chapter of Ohio Revised Code it’s referencing. She said if you look at the section of Ohio Revised Code, it’s specifically in regard to port infrastructure. If we’d like to build a port terminal then absolutely we would present it to council. Mr. Bradley said we’ll get an interpretation from our lawyer

and you can get an interpretation from your lawyer and we'll see which interpretation our legislative advisor gives us. Mrs. McClelland said absolutely. Mr. Bradley said, "This is the law of our city council." Mr. Zgonc asked the mayor when he became aware of the ordinance? Mr. Bradley said two or three weeks ago. Mr. Zgonc then asked how long Mr. Bradley had been mayor? Mr. Bradley said no one knew about this. "How long have you guys known about it?" Mr. Bradley asked. Mr. Zgonc said he's known about the ordinance. Mr. Bradley said, "And you haven't complied with it?" Mr. Brosky said he not aware of the port not complying with anything. "I believe the port has complied with all of it just so we're clear," he said. Mr. Zgonc said he was appointed by Mayor Olejko, Mayor Chase Ritenauer and Mr. Bradley. He asked how far back the mayor wanted to go? Mr. Bradley said the legislation was adopted on 9/21 of 1990. "I don't know how many other members of the port authority know about this," he said. Mr. Zellers said he think all board members know about the ordinance. He said we all attended the council committee meeting three weeks ago and we went over this at that time. Mr. Zellers said his understanding in the committee meeting, all the committee members praised what the port was doing and felt we complied. "The long and the short if it is if we were to wait and get council approval or council recommendations about this, the majority of what we do can't wait that long." He didn't think that was the idea behind the port authority. Mr. Bradley said, "Well then maybe somebody should have gone to council and said, 'we need to change the law that was passed in 1990' because the law has to be followed, and that's my job is to make sure that if council passes an ordinance that it's followed. That's all. Again, I mean especially if we're going to be making a \$9 million dollar expenditure. I think that that's something that needs to be presented to council. I think they need to know if a certain amount of money is going to be expended for an architect that council needs to know that. I mean I was always told that council is spending the tax payers' money and they shouldn't be kept in the dark as to how that taxpayers' money is being spent. So, I don't care if you've been on the port for 20 years or you've been on the port for a month, you need to comply with the statute and if it's being complied with then that's fine and dandy.

And then Rey Carrion who's going to oversee the \$995,000 dollars that's going to be given to the port, the port will say that those things have been complied with. Now your attorney says that's been complied with it, so I guess that information then Rey can request it from the clerk of council and then we know that it's been complied with. If it hasn't been complied with, well then Rey can ask that it be complied with. But that's what we have to do if we're going to spend \$995,000 of taxpayers' money. Especially when it was represented to me that the project was going to be between \$3-to-5 million dollars. And that's why we had oversight with this racetrack, so that we put our money in last. Now here we are, a few months before October, and we're still trying to raise \$3 million dollars for a project that was proposed two years ago. I don't understand why we're trying to raise \$3 million dollars for a project that was proposed two years ago." Mr. Mullins said there are a lot of processes involved in trying to raise money. "Someone's not going to write you a \$5 million dollar check," he said. "We've got money into it, we're trying to get bonded for it." Mr. Mullins said he's done construction projects in the past and is currently working on a \$4 million dollar construction project and it's taken two and a half years. And the architectural costs are 10-12% of the total cost, which is right in line with what we're trying to budget. "So, I don't think we're out of line and I don't think we're trying to hide anything," Mr. Mullins said. "If you didn't know about it, maybe we didn't know all about it, we'll comply with it. We've got nothing to hide." Mr. Bradley said, "I'm not saying you were trying to hide anything I'm just trying to tell you, you need to comply." Mr. Mullins said it's going to hamper a lot of what we do at the speed of business. "We're trying to be successful," he said. "Is there an issue with the money? You don't want us to have the money? Do you want to take the money back?" Mr. Bradley replied, "I'm the one who offered the money. I'm the one who talked to the commissioners to appropriate the money for this project which I was told was a \$3-to-5 million dollar project." Mr. Zellers said he's been involved with this project from the very beginning. At no time has he ever heard \$3-to-5 million dollars. Mr. Bradley said Mr. Zellers wasn't in the room with he and Mr. Matt Lundy when they were told the project would be \$3-to-5 million. Mrs. Silva Arredondo asked Mr. Bradley who

told him that amount? Mr. Bradley said Mr. Tom Brown. "Matt Lundy was in this room with me when we were asked if we would give money towards this project." Mr. Zellers asked if Mr. Bradley knew at the time it would be \$9 or \$10 million would that have changed his mind? Mr. Bradley said that is not his decision. "It's council's decision and I would like to give accurate information to council as to what we're committing in funding to this project. And I'm sure Matt Lundy wanted to be able to communicate accurate information to the other two members of the commission in making a recommendation o give that money. That's all. We should be giving accurate information." Mr. Mullins said we've talked with council members and Mr. Bradley has been in meetings about the project. The cost of products have gone up 20-30% since we initially had the conversation. "When you're buying raw materials you don't buy them then, you have to wait until you're ready to use them so that's a lot of where our costs have gone up in the total theme of what we're trying to do," Mr. Mullins explained. Mrs. McClelland said she doesn't think there is a person on this board who wanted this project to be this expensive, it's just the reality of what happened and we're either going to do this project and make something great for Lorain or we can balk at the cost and do nothing and she just doesn't think that's an option. Mr. Bradley said: or maybe we could rethink the project and get it within a budget that makes sense. "You have a successful program here called Rockin' on the River," he said. "Now I met with Bob Earley and I asked Bob Earley I said, 'Bob why are you retiring? You're making a lot of money. Why would you want to retire?' And he says, 'well, quite frankly, no body asked me if I wanted to renew my lease.'" Mr. Mullins said that is absolutely not true. He has had at least 10 conversations with Bob personally about that topic. Mr. Bradley said he asked Bob if we would renew his lease and pay what he's paying now, which is \$12,000 for the whole season, or pay 10% of your net profit and he said he would do that. "So, I don't know if anybody's had that conversation with Bob Earley or if the board has talked with Bob Earley about renewing his lease but I think that Bob Early would renew his leas under those terms. 10 percent of his net profit. Mr. Scott asked Mr. Bradley when he had that conversation with Mr. Earley. Mr. Bradley said last week. Mr.

Mullins said that is amazing because Mr. Earley has gave us an offer. Mr. Bradley said, "He told me about that. I asked him (Bob) today if he would come to the meeting and he said his attorney, he was very insulted that he received a 26-page document to sell his interest and he asked if his attorney could send a more reasonable document." Mr. Mullins said he's not laughing at Mr. Bradley, he's laughing because Mr. Earley just sent us a document that was 30 pages. "This is the part where we look like idiots because he tells you one thing and he tells somebody else another thing," Mr. Mullins said. "We wanted him to stay. This is not something we had to adopt. He said 'I'm done, I am done.' We've asked and talked to him, how do we work this out so you can be a part of it. How do we work this out so you can stay? 'I'm done, I'm retired, I'm too old to do this stuff.'" Mr. Bradley said, "I'm just telling you he would stay and he would then help to create someone who could take this particular thing over and have a nice transition. A nice smooth transition. I think I had talked to the board a couple years ago and said it was time to do some succession planning to make sure that there was going to be a smooth transition when Bob Earley decided to retire. All of a sudden, 'Jack Bradley want to disband the port, Jack Bradley wants to get rid of Rockin' on the River.' Number one I don't want to get rid of the port and number two I don't want Rockin' on the River to leave. I'm going to do everything in my power to make sure Rockin' non the River doesn't leave. But I think that Bob Earley needs to be at one of your meetings and that you call an executive session and you have Bob Earley in the room, you have me in the room and whoever else you want in the rom and we talk about this and see how we can get the true facts. Get the true facts." Mr. Mullis said I am floored. "I can't believe that just happened," he said. Mr. Bradley said "Well, I just made it up." Mr. Mullins said, "No you didn't." Mr. Bradley said I'm telling you I've met with Bob Earley. Mr. Mullins said and so have I. "Two or three years ago when you said this, I had dinner with him (Bob) in Downtown Cleveland and we talked about the succession plan and he was adamant about 'I am done. I want one year, maybe two years. I said Bob stay as long as you like.'" Mr. Bradley said I would hope that conversation happened with the whole board. Mr. Mullins said Mr. Earley asked

to meet with him at the time. Mr. Bradley said, "So was Bob Earley brought in and talked about succession planning since he was going to leave in two or three years? I think that's the time when that conversation should have been had. How are we going to make this transition to make sure that we continue to have Rockin' on the River?" Mr. Mullins said it has been a topic at numerous board meetings, both in and out of executive session, "so it's not like we're just sitting on our hands waiting for something to happen. We've done this. We've been doing this for three years." Mr. Bradley said well the first time we heard about Bob Earley retiring was a few months ago. Mr. Mullins said that's because he went public with it. Mrs. McClelland said that was the plan. Mr. Bradley said, "Oh, that was the plan. So just like drop it on us so that everybody hears 'Bob Earley is retiring.'" Mr. Mullins told Mr. Bradley he knew about Mr. Earley retiring years ago, too. He said Mr. Earley said he talked about it with Mr. Bradley. Mr. Bradley said the only conversation he had with Mr. Earley was that he loves Rockin' on the River and he loves to come down here. "But let's bring Bob Earley in, have an executive session and let's discuss it and let all the board members hear the discussions and make sure that we don't first of all build something that, you know, Jeff Riddell said to me this morning when I had my meeting with him. He said, 'You know when I took over my dad's business I was going to buy a few concrete mixers' and his dad said 'hey, is that going to bring in more money?' and Jeff said 'well I don't know if it will or not, and he (Jeff's dad) says 'well we don't buy equipment if we don't know it's going to increase the money that we're going to bring into the business.' So my question is, same thing Jeff Ridell said to me, he says 'is this project going to bring more money into the port' because if you can't answer that question 'yes,' then we better rethink spending \$9 million dollars on phase one and phase two." Mr. Zellers said number one, he thinks that question right there, does it bring more money into the port, he thinks the board thinks that it will but we're not doing it for that reason. "We're doing it, we're meeting all these different people for the City of Lorain because we believe that something has started here, something has already been created over the last couple of years and will make Lorain a better spot. As you said, you appointed



everyone or you reappointed them and so maybe you didn't make the right decision then if you don't like the way we're handling things." Mr. Bradley said he did make the right decision, he just wants a board that is going to ask questions. Mr. Mullins said we have two or three bands who aren't coming back to Lorain because we don't have the facilities, we don't have the technology they need. Mr. Bradley said that's not true. Mr. Mullins said it is! Mr. Bradley said Bob Earley will tell us in executive session that isn't true. He said Mr. Mullins is talking about *Wish You Were Here*. Mr. Mullins said no, he's talking about national acts. Especially with everything going on with Ticketmaster, that would open up a whole new opportunity for bigger acts in addition to Rockin' on the River. "We're trying to utilize the stage more," Mr. Mullins said. Mr. Bradley said, "You know what, you're lucky that people in Lorain are paying \$10 dollars. It went from \$5 to \$7 to \$10. We're handling that. I was here for the International Festival. They brought in tribute bands. You had 250 people in front of the stage. They paid \$3 bucks. Bob Earley has a formula and it works. So, if you say, 'oh if you bring in a band it's going to bring in big crowds,' I'm not convinced of that because I've seen at the International Festival where they brought in a top Motown group and they had 250 people sitting in front of the stage for \$3 bucks and their beer sales were terrible." Mr. Mullins said that's because it's the International Festival, people are there to eat. Mr. Bradley said they brought in a tribute rock and roll band, so explain why there were only 250 people for \$3 bucks. Mr. Mullins said because it's the International Festival, people aren't coming for a concert they're coming to eat food. "People come here because they want to see a concert," said Mr. Mullins. "We're trying to utilize the stage more so that we're more diversified not just with classic rock but with other bands, other music genres, that we can bring in an utilize that stage more days during the week." Mr. Bradley said we're spending \$995,000 and giving it to the port to do a stage project I'm going to challenge you. "I want you to think these things through," he said. "I want you to be challenged." Mr. Zellers said great, we have. "What do you think we've been doing for two years on this thing?" Mr. Zellers asked. "I don't know," replied Mr. Bradley. "I'm just challenging you to make sure." Mr. Zellers said he would love

the opportunity to sit down and go over dollar by dollar. Mr. Bradley asked, "How much did Bob Earley gross last year from Rockin' on the River? Anybody have any idea?" Mr. Zgonc asked, "What's it matter?" Mr. Zellers said, "Yeah, what does that have to do with this?" Mr. Bradley then asked, "How much did you make from Rockin' on the River last year?" Mr. Zgonc repeated, "What does it matter?" Mr. Bradley said, "I think it matters. You want to build a \$9 million dollar stage." Mr. Mullin said, "Do you think Bob Earley is going to tell you?" Mr. Bradley said "Oh, I think so." Mr. Mullins said he didn't think so and asked, "What about all the cash he gets?" Mr. Bradley said, "I know." Mr. Mullins asked if Mr. Bradley would put a real number on that? Mr. Bradley said he would put a number on it: \$1.3 million. Mr. Mullins said that was his revenue. Mrs. McClelland said she thinks this is really inappropriate for a public meeting and Mr. Mullins agreed. "We should not be talking about people's private business information," she said. Mr. Bradley said, "I was just asked the question." Mr. Mullins said Mr. Bradley was who brought up the questions. Mrs. McClelland said she understood and asked the Mayor if he had any other comments to please wrap up as we were moving on. Mr. Bradley said he asked for an executive session and he thinks that we should have one. "But I think the public needs to know that I'm going to fight to make sure that this is a successful project and number two that we don't lose Rockin' on the River," he said.

- E.** Mr. Scott asked after they meet with the architects and contractors, will there be a board meeting prior to the final decision on what we're going to do? Mr. Zellers said yes, there will need to be a special call. But that was also before Mr. Badley made his statements tonight. Mr. Zellers said if we have to get council involved and everything else, who knows how long that might take. He said there are much bigger issues that the mayor brought up tonight than the financing and/or cost of the project. He said he's not sure how we get through that at this point but he would love to talk to Mr. Carrion.

**IX. Adjournment**

- A.** There being no further business to come before the board, Mr. Zellers moved to adjourn. Mr. Scott seconded. The meeting adjourned at 7:17 p.m.

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Brad Mullins, Chairman

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Tiffany McClelland, Assistant Director

received  
7-15-24



28 of 85

OUR STUDENTS.  
OUR COMMUNITY.  
OUR FUTURE.

July 9, 2024

Tom Brown  
Lorain Port Authority  
319 Black River Lane  
Lorain, OH 44052-3459

Dear Tom,

On behalf of the Lorain County Community College (LCCC) Foundation, I extend my deepest gratitude for your generous gift of \$513.29 to the *Kel Fligner Memorial Scholarship*. Your support is a testament to Kel's lasting impact on our community and his legacy.

Kel was a cherished member of our community, known for his dedication, kindness, and unwavering support. His contributions have touched the lives of many, and his absence is deeply felt by all who knew him. Your donation in his memory honors his legacy and ensures that his commitment to helping others continues to thrive.

Thank you once again for your heartfelt contribution. Kel's legacy lives on through the opportunities you help create, and we are honored to have your support.

Sincerely,

A handwritten signature in blue ink that reads "Lisa".

Lisa Brown  
Executive Director

1005 N Abbe Road • Suite CC220 • Elyria OH 44035 • 440.366.4039

[www.lcccfoundation.org](http://www.lcccfoundation.org)

**From:** Christa Lokiec <[clokiec@lorainschools.org](mailto:clokiec@lorainschools.org)>  
**Sent:** Monday, July 22, 2024 1:03 PM  
**To:** Tom Brown <[tbrown@lorainportauthority.com](mailto:tbrown@lorainportauthority.com)>  
**Subject:** Fee Waiver Request for Back to School Bash at Black River Landing

Dear Lorain Port and Finance Authority Board of Directors,

I hope this email finds you well. I am writing to respectfully request a waiver of the venue fee for Black River Landing for our upcoming 4th Annual Back to School Bash event.

Event Details:

- Name: Back to School Bash
- Date: August 18
- Time: 1:00 PM - 5:00 PM
- Expected Attendance: 2,500+ community members

The Back to School Bash has become a significant annual event in our community, celebrating the start of the school year and providing valuable resources to local families. Last year, we welcomed over 2,500 attendees, and we anticipate similar or greater participation this year.

By waiving the venue fee, the Lorain Port and Finance Authority would be making a significant contribution to the success of this event and directly supporting our community's families and students. Your support would allow us to allocate more resources to providing school supplies and enhancing the event's educational components.

We believe this event aligns closely with the Lorain Port and Finance Authority's commitment to community development and education. It provides a unique opportunity for the Authority to demonstrate its support for local families and education initiatives.

We would be honored to recognize the Lorain Port and Finance Authority as a key supporter of the Back to School Bash in our event promotions and on-site acknowledgments.

Thank you for your consideration of this request. We are grateful for your ongoing support of community events at Black River Landing. If you need any additional information or have any questions, please don't hesitate to contact me.

Sincerely,  
Christa Lokiec



**Christa Lokiec**

Director | Communications and Community Relations

[440-830-4056](tel:440-830-4056)

[www.lorainschools.org](http://www.lorainschools.org)

[clokiec@lorainschools.org](mailto:clokiec@lorainschools.org)

**RESOLUTION NO. 2024 -**

**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.**

**WHEREAS**, the Lorain Port Authority applied for funding through the One Time Strategic Community Investments program offered by the State of Ohio; and

**WHEREAS**, Black River Landing has been a catalyst for the development of the City of Lorain, becoming the number one tourist destination for Lorain County and driving traffic, dollars and investment into the City of Lorain, which is a key mission of the Lorain Port Authority; and

**WHEREAS**, the Lorain Port Authority is the owner of Black River Landing and has put efforts behind establishing a master plan for the redevelopment of the site and is currently working towards compiling a capital stack to begin the first phase of the redevelopment project; and

**WHEREAS**, the Lorain Port Authority was awarded a grant through this strategic fund for the purposes of providing dollars for the improvement of Black River Landing; and

**WHEREAS**, in order to accept the grant, the Lorain Port Authority must enter into the grant agreement with the State of Ohio through the Ohio Office of Budget and Management for the acceptance of funds.

**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 to enter into a Grant Agreement by and between the Lorain Port Authority and the State of Ohio through the Ohio Office of Budget and Management for the Project.

**SECTION II.** That the Grant Agreement will be the guiding document for the expenditure of funds and reporting criteria.

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

**Ayes:**

**Nays:**

**Abstain:**

**Adopted:**

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Bradly Mullins, Chairman

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Tom Brown, Executive Director

**GRANT AGREEMENT BETWEEN  
THE OFFICE OF BUDGET AND MANAGEMENT AND**

This Grant Agreement (“Agreement”) is made and entered into by and between the State of Ohio (the “State”), through the Ohio Office of Budget and Management (“OBM”), acting by and through its Director, and located at 30 East Broad Street, 34th Floor, Columbus, Ohio 43215, and the (the “Recipient” or “Grantee”), acting by and through its authorized representative, and located at (each individually a “Party” or collectively the “Parties”).

**WHEREAS**, pursuant to Section 200.20 of Substitute House Bill 2 (the “Act”), the 135th General Assembly of the State of Ohio has appropriated funds in the amount of \$717,800,000 to OBM in appropriation item 042509, One Time Strategic Community Investments;

**WHEREAS**, pursuant to Section 200.30 of the Act, OBM shall use the One Time Strategic Community Investments to provide grants for the projects listed in that section in the amounts listed;

**WHEREAS**, pursuant to Section 200.30 of the Act, OBM, prior to disbursing a grant to a Recipient, shall enter into this Agreement with the Recipient;

**WHEREAS**, pursuant to Section 200.30 of the Act, the Recipient, as part of this Agreement, shall agree to complete a final report, in a form and manner prescribed by OBM, detailing how the Recipient used the grant and submit the report to OBM; and

**WHEREAS**, pursuant to Section 200.30 of the Act, the Grantee was appropriated for the project titled (the “Project”).

**NOW, THEREFORE**, for the purposes of providing these grant funds to the Grantee in accordance with the Act, the Parties hereby covenant and agree as follows:

1. **Funding Amount and Purpose.** OBM agrees to provide the Grantee via electronic funds transfer to be used by the Grantee for the purposes of funding the Project. In no event shall the State or OBM’s financial commitment to the Grantee exceed as provided for in this Section. Any funds provided under this Agreement that are not spent in conformity with the intent and purpose of the appropriation designated in Section 200.30 of the Act or in violation of other federal, state, or local laws, rules, regulations, or Executive Orders shall be returned in full to the State. Nothing in this Agreement shall constitute, or be deemed to constitute, an obligation of future appropriations of the General Assembly.
2. **Certification of Funds.** It is expressly understood and agreed by the Parties that none of the rights, duties, and obligations of the Parties under this Agreement shall be binding on either Party until all statutory provisions of the Ohio Revised Code (“R.C.”) including, without limitation, R.C. 126.07, have been complied with, and until such time as all funds have been made available.
3. **Bonded and Insured Employees and Agents.** The Grantee hereby certifies to OBM that: (i) all individuals or agents of the Grantee who are responsible for maintaining or disbursing funds acquired through this Agreement are or will be fully bonded or insured against the loss of such



funds; (ii) the bonding agent or insurer shall be licensed to do business in Ohio; and (iii) no part of the funds acquired by the Grantee through this Agreement shall be spent to obtain that bonding or insurance.

4. **Performance Period; Report of Expenditures.**

- a. **Initial Period.** The Grantee acknowledges the performance period for this Agreement runs through June 30, 2026. The Grantee will make a good faith effort to complete the Project on or before June 30, 2026. No later than July 31, 2026, the Grantee agrees to submit a final report to OBM detailing the use of funds and confirming the expenditures were made in accordance with the purposes enumerated in Section 1 of this Agreement. Notwithstanding Section 8 of this Agreement, any funds not expended shall be returned in full to the State within fourteen (14) days following the submission of the final report to OBM.
- b. **Extension.** If the Grantee has not expended all funds for the Project by June 30, 2026, the Parties, by mutual consent, may extend this Agreement. In lieu of a final report as provided in Section 4(a) of this Agreement, the Grantee agrees to submit an interim report to OBM detailing the use of funds and the expected completion date of the Project. The interim report shall be submitted to OBM no later than July 31, 2026. As permitted by the extension, no later than thirty (30) days following completion of the Project or the expenditure of all funds, whichever is sooner, the Grantee agrees to submit a final report to OBM detailing the use of funds and confirming the expenditures were made in accordance with the purposes enumerated in Section 1 of this Agreement. Notwithstanding Section 8 of this Agreement, any funds not expended shall be returned in full to the State within fourteen (14) days following the submission of the final report to OBM.
- c. **Project Incompletion.** To the extent applicable, should the Grantee decide not to complete the Project as provided in this Agreement, the Grantee will provide OBM with a final report detailing why the Grantee has chosen not to proceed with the Project. The final report shall be submitted to OBM no later than the last agreed upon date for completion of the Project. Notwithstanding Section 8 of this Agreement, any funds not expended shall be returned in full to the State within fourteen (14) days following the submission of the final report to OBM.

5. **Relationship of the Parties.** It is fully understood and agreed to by the Grantee that neither the Grantee nor its officers, employees, agents, representatives, contractors, or other personnel shall at any time, or for any purpose, be considered agents, servants, or employees of the State or OBM.

6. **Term of Agreement.**

- a. **Effective Date.** This Agreement shall commence and be binding on the Parties upon the completion of: (i) the signature of the Grantee's authorized representative below; and (ii) the Grantee's receipt of funds.
- b. **Expiration.** This Agreement will, unless otherwise earlier terminated herein, expire two (2) years following the date of the Grantee's submission of its final report to OBM pursuant to Section 4 of this Agreement.

Provisions of this Agreement have no force upon expiration unless its context provides otherwise.

- c. **Termination for Cause.** OBM reserves the right to terminate this Agreement upon written notice to the Grantee and to recover any funds distributed to the Grantee, or by the Grantee to contractors or other payees, in violation of the terms of this Agreement.
  - d. **Breach; Opportunity to Cure.** OBM, in its sole discretion, may permit the Grantee to cure a breach in this Agreement. Such cure period shall be no longer than twenty-one (21) calendar days. Notwithstanding OBM permitting a period of time to cure the breach or the Grantee's cure of the breach, nothing in this Agreement shall prohibit the State or OBM from exercising any other rights or remedies available to it under federal or state law.
7. **Notice.** Notices required by the Agreement shall be in writing and delivered via mail (postage prepaid), commercial courier, personal delivery, or sent by facsimile or other electronic means (email). Any notice delivered or sent shall be effective on the date of delivery. All notices and other written communications under the Agreement shall be, unless otherwise modified by subsequent written notice, directed to the OBM contact listed on the funding opportunity. The authorized representative on the grant agreement will serve as the main point of contact for this funding whereas additional contacts listed on the funding request form, as applicable, will serve as grant contacts for administrative purposes.
  8. **Remittances.** If for any reason funds acquired through this Agreement are required to be paid, repaid, or remitted to the State, they shall be remitted in full by the Grantee to OBM within forty-five (45) days of demand. Any such remittance shall include a copy of this Agreement.
  9. **Reports and Records.** During the term of this Agreement and for two (2) years following the date of the Grantee's submission of its final report to OBM, the Grantee shall keep and make all reports and records associated with the grant under this Agreement available to the State, OBM, the Ohio Auditor of State, or other authorized representatives or agents of the foregoing as necessary upon request.
  10. **Liability; Waiver of Liability.** The Grantee shall be solely liable for any and all claims, demands, or causes of action arising from its obligations under this Agreement. Each Party to this Agreement must seek its own legal representative and bear its own costs, attorney fees, and expenses, in any litigation that may arise from the performance of this Agreement. It is specifically understood and agreed that OBM does not indemnify the Grantee. Nothing in this Agreement shall be construed to be a waiver of the sovereign immunity of the State of Ohio or the immunity of any of its employees or agents for any purpose. Nothing in this Agreement shall be construed to be a waiver of any immunity of the Grantee granted by statute or the immunity of any of its employees or agents for any purpose. In no event shall OBM be liable for indirect, consequential, incidental, special, liquidated, or punitive damages, or lost profits. On and after the date of this Agreement, the Grantee agrees not to seek any determination of liability against OBM or any department, agency, or official of the State in the case of claim or suit arising from the funds provided to the Grantee under this Agreement. The Grantee forever releases and waives any and all claims, demands, and causes of action it may ever possess or assert against OBM and its employees, agents, officials, and attorneys arising from, or relating to, this Agreement.

11. **Public Funds Compliance.** The Grantee will assure compliance with all applicable federal, state, and local laws and regulations pertaining to handling, management, and accountability in relation to public funds. All funds received by the Grantee under this Agreement shall be deposited in one or more financial institutions that fully insure, secure, or otherwise protect the funds from loss through federal deposit insurance and/or other deposit and/or collateralization strategies that protect the funds against loss. Funds granted to the Grantee shall be held in compliance with Chapter 135 of the Revised Code, as applicable.
12. **Ohio Ethics Law.** The Grantee certifies that it is in compliance with and will continue to adhere to the requirements of the Ohio ethics and conflict of interest laws as found in Chapter 102 of the Revised Code and R.C. 2921.42 and 2921.43. The Grantee understands that failure to comply with Ohio's ethics and conflict of interest laws is, in itself, grounds for termination of this Agreement and may result in the loss of other contracts or grants with the State.
13. **Drug-free Workplace.** The Grantee agrees to comply with all applicable state and federal laws regarding a drug-free workplace and shall make a good faith effort to ensure that none of its employees or permitted contractors purchase, transfer, use, or possess illegal drugs or alcohol, or abuse prescription drugs in any way.
14. **No Findings for Recovery.** The Grantee represents and warrants to the State that no officer, employee, or agent is subject to a finding for recovery under R.C. 9.24, or that it has taken appropriate remedial steps required under R.C. 9.24 or otherwise qualifies under that Section. The Grantee agrees that if this representation or warranty is determined by OBM to be false, the Agreement shall be void ab initio as between the Parties to this Agreement, and any funds paid by the State hereunder immediately shall be repaid in full to the State, or an action for recovery immediately may be commenced by the State for recovery of said funds.
15. **Employment Nondiscrimination.** Pursuant to R.C. 125.111, the Grantee agrees that Grantee and any contractor or subcontractor will not discriminate against any citizen of this state in the employment of a person qualified and available to perform work related to the Project on the basis of race, color, religion, sex, age, disability or military status as defined in R.C. 4112.01, national origin, or ancestry. In addition, the Grantee further agrees that Grantee and any contractor, subcontractor, or person acting on behalf of any contractor or subcontractor, will not discriminate against, intimidate, or retaliate against any employee hired for the performance of work related to the Project on the basis of race, color, religion, sex, age, disability or military status as defined in R.C. 4112.01, national origin, or ancestry. To the extent applicable, the Grantee represents that the contractor(s) from whom the Grantee makes purchases has a written affirmative action program for the employment and effective utilization of economically disadvantaged persons, and has filed a description of the affirmative action program and a progress report on its implementation with the Ohio Department of Development.
16. **Prevailing Wage.** To the extent applicable, the Grantee shall comply with the prevailing wage requirements of Chapter 4115 of the Revised Code extending from this Agreement.
17. **Competitive Selection.** The Grantee shall comply with all applicable state requirements relating to the competitive selection of contractors and comply with its own competitive selection policies and procedures. If competitive selection for the Project is not required by law, to the extent reasonably possible as determined by the Grantee, the Grantee shall employ an open and competitive process in the selection of its contractors.

18. **Campaign Contributions.** The Grantee hereby certifies that neither it nor any of its officers nor the spouse of any such person, has made contributions to the Governor of Ohio in excess of the limitations specified in R.C. 3517.13.
19. **Compliance with Laws.** The Grantee shall comply with Section 200.30 of the Act and all applicable federal, state, or local laws, rules, regulations, or Executive Orders in the performance of the Grantee's obligations under this Agreement.
20. **Indemnification.** Unless the Grantee is otherwise prohibited from indemnifying the State or OBM under state or federal law, the Grantee agrees to indemnify and to hold the State and OBM harmless and immune from any claims or causes of action arising from, or related to, implementing the Project, including any acts or omissions of the Grantee or its officers, employees, agents, representatives, contractors, or other personnel. Neither the State nor OBM shall be considered a party to and shall not be held liable under any contract entered into by the Grantee in carrying out its activities pursuant to this Agreement.
21. **Miscellaneous Provisions.**
- a. **Controlling Law.** This Agreement and the rights of the Parties hereunder shall be governed, construed, and interpreted in accordance with the laws of the State of Ohio. The Grantee consents to jurisdiction in a court of proper jurisdiction in Franklin County, Ohio.
  - b. **Days.** When this Agreement refers to days, it means calendar days, unless it expressly provides otherwise.
  - c. **Waiver.** A waiver by any Party of any breach or default by the other Party under this Agreement shall not constitute a continuing waiver by such Party of any subsequent act in breach of or in default hereunder.
  - d. **Successors and Assigns.** Neither this Agreement nor any rights, duties, or obligations hereunder may be assigned or transferred in whole or in part by the Grantee, without the prior written consent of OBM.
  - e. **Headings.** The headings in this Agreement have been inserted for convenient reference only and shall not be considered in any questions of interpretation or construction of this Agreement.
  - f. **Severability.** The provisions of this Agreement are severable and independent, and if any such provision shall be determined to be unenforceable in whole or in part, the remaining provisions and any partially-enforceable provision shall, to the extent enforceable in any jurisdiction, nevertheless be binding and enforceable.
  - g. **Entire Agreement.** This Agreement contains the entire agreement between the Parties and shall not be modified, amended, or supplemented, or any rights herein waived, unless specifically agreed upon in writing by the Parties. This Agreement supersedes any and all previous agreements, whether written or oral, between the Parties.
  - h. **Amendment.** This Agreement may be modified or amended at any time during its term by mutual consent of the Parties, expressed in writing, and officially signed by both Parties.

- i. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.
- j. **Electronic Signatures.** Any party hereto may deliver a copy of its counterpart signature page to this Agreement via fax or e-mail. Each Party hereto shall be entitled to rely upon an electronic signature of any other Party delivered in such a manner as if such signature were an original.

*(Remainder of page intentionally left blank)*

**IN WITNESS WHEREOF**, this Agreement is signed by the duly authorized representatives of OBM and the Grantee and shall be effective in accordance with Section 6(a) of this Agreement.

**As to the Grantee, the Authorized Representative:**

By: \_\_\_\_\_

Date: \_\_\_\_\_

**As to the Ohio Office of Budget and Management:**

By: Kimberly A. Murnieks

Date: July 25, 2024

Kimberly A. Murnieks  
Director

**Fund Summary**

July 2024

<b>Fund #</b>	<b>Fund Name</b>	<b>Starting Fund Balance</b>	<b>Month To Date Revenue</b>	<b>Year To Date Revenue</b>	<b>Month To Date Expenditures</b>	<b>Year To Date Expenditures</b>	<b>Ending Fund Balance</b>	<b>Current Reserve for Encumbrance</b>	<b>Unencumbered Fund Balance</b>
1000	General	\$657,753.58	\$9,917.06	\$565,921.65	\$81,837.61	\$897,718.11	\$585,833.03	\$315,957.04	\$269,875.99
2051	USEPA Brownfield Assessment Grant	\$0.00	\$662.50	\$9,748.75	\$662.50	\$9,748.75	\$0.00	\$456,238.47	(\$456,238.47)
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	\$162,080.30	\$0.00	\$250,040.00	\$124,427.13	\$788,508.96	\$37,653.17	\$71,551.16	(\$33,897.99)
9902	Rockin' on the River	\$2,684.04	\$4,393.08	\$7,077.12	\$0.00	\$0.00	\$7,077.12	\$0.00	\$7,077.12
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:	\$826,940.67	\$14,972.64	\$835,287.52	\$206,927.24	\$1,696,112.52	\$634,986.07	\$843,746.67	(\$208,760.60)

Last reconciled to bank: 07/31/2024 – Total other adjusting factors: \$205.00

**Revenue Summary**

July 2024

	Final Budget	Month To Date Revenue	Year To Date Revenue	Budget Variance Favorable (Unfavorable)	YTD % Received
<hr/>					
1000 General					
Property and Other Local Taxes	\$855,271.00	\$0.00	\$409,013.98	(\$446,257.02)	47.823%
Intergovernmental	\$36,200.00	\$393.84	\$44,930.67	\$8,730.67	124.118%
Charges for Services	\$123,500.00	\$5,623.04	\$69,565.10	(\$53,934.90)	56.328%
Earnings on Investments	\$25,000.00	\$3,700.18	\$35,730.47	\$10,730.47	142.922%
Miscellaneous	\$0.00	\$200.00	\$6,681.43	\$6,681.43	0.000%
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	\$1,039,971.00	\$9,917.06	\$565,921.65	(\$474,049.35)	
<hr/>					
2051 USEPA Brownfield Assessment Grant					
Intergovernmental	\$471,951.47	\$662.50	\$9,748.75	(\$462,202.72)	2.066%
Total 2051 USEPA Brownfield Assessment Grant	\$471,951.47	\$662.50	\$9,748.75	(\$462,202.72)	
<hr/>					
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	
<hr/>					
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	
<hr/>					
4901 BRL Stage Capital Projects					
Miscellaneous	\$0.00	\$0.00	\$40.00	\$40.00	0.000%
Other Financing Sources					
Transfers - In	\$500,000.00	\$0.00	\$250,000.00	(\$250,000.00)	50.000%



**Revenue Summary**

July 2024

	<b>Final Budget</b>	<b>Month To Date Revenue</b>	<b>Year To Date Revenue</b>	<b>Budget Variance Favorable (Unfavorable)</b>	<b>YTD % Received</b>
Total Other Financing Sources	\$500,000.00	\$0.00	\$250,000.00	(\$250,000.00)	
Total 4901 BRL Stage Capital Projects	\$500,000.00	\$0.00	\$250,040.00	(\$249,960.00)	
<b>9902 Rockin' on the River</b>					
Miscellaneous	\$0.00	\$4,393.08	\$7,077.12	\$0.00	0.000%
Total 9902 Rockin' on the River	\$0.00	\$4,393.08	\$7,077.12	\$0.00	
<b>9903 Energy Special Improvement District</b>					
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	
<b>Report Total:</b>	<b>\$2,011,922.47</b>	<b>\$14,972.64</b>	<b>\$835,287.52</b>	<b>(\$1,186,212.07)</b>	

**Appropriation Summary**

July 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>
1000 - General								
Leisure Time Activities								
Recreation								
Contractual Services	\$0.00	\$16,125.00	\$16,125.00	\$2,931.25	\$5,331.25	\$10,293.75	\$500.00	33.062%
Supplies and Materials	\$0.00	\$13,875.00	\$13,875.00	\$870.03	\$6,157.15	\$5,423.83	\$2,294.02	44.376%
Total Recreation	\$0.00	\$30,000.00	\$30,000.00	\$3,801.28	\$11,488.40	\$15,717.58	\$2,794.02	
Total Leisure Time Activities	\$0.00	\$30,000.00	\$30,000.00	\$3,801.28	\$11,488.40	\$15,717.58	\$2,794.02	
Basic Utility Services								
Billing - Electric								
Contractual Services	\$3,475.15	\$37,500.00	\$40,975.15	\$3,761.52	\$23,133.92	\$5,341.23	\$12,500.00	56.458%
Total Billing - Electric	\$3,475.15	\$37,500.00	\$40,975.15	\$3,761.52	\$23,133.92	\$5,341.23	\$12,500.00	
Billing - Gas								
Contractual Services	\$487.96	\$6,500.00	\$6,987.96	\$176.90	\$4,136.83	\$1,601.13	\$1,250.00	59.199%
Total Billing - Gas	\$487.96	\$6,500.00	\$6,987.96	\$176.90	\$4,136.83	\$1,601.13	\$1,250.00	
Billing - Water								
Contractual Services	\$866.21	\$12,000.00	\$12,866.21	\$1,308.16	\$4,120.93	\$8,745.28	\$0.00	32.029%
Total Billing - Water	\$866.21	\$12,000.00	\$12,866.21	\$1,308.16	\$4,120.93	\$8,745.28	\$0.00	
Total Basic Utility Services	\$4,829.32	\$56,000.00	\$60,829.32	\$5,246.58	\$31,391.68	\$15,687.64	\$13,750.00	
General Government								
Boards and Commissions								
Personal Services	\$8,466.40	\$353,000.00	\$361,466.40	\$28,541.66	\$203,487.03	\$8,280.54	\$149,698.83	56.295%
Employee Fringe Benefits	\$23.91	\$184,788.50	\$184,812.41	\$15,429.52	\$91,222.07	\$68,079.70	\$25,510.64	49.359%
Contractual Services	\$8,321.35	\$304,354.00	\$312,675.35	\$11,748.06	\$170,245.40	\$108,127.10	\$34,302.85	54.448%
Supplies and Materials	\$3,376.50	\$196,500.00	\$199,876.50	\$16,950.52	\$108,877.54	\$71,367.94	\$19,631.02	54.472%
Total Boards and Commissions	\$20,188.16	\$1,038,642.50	\$1,058,830.66	\$72,669.76	\$573,832.04	\$255,855.28	\$229,143.34	
Total General Government	\$20,188.16	\$1,038,642.50	\$1,058,830.66	\$72,669.76	\$573,832.04	\$255,855.28	\$229,143.34	
Capital Outlay								
Capital Outlay	\$2,617.00	\$60,369.00	\$62,986.00	\$119.99	\$31,005.99	\$28,696.54	\$3,283.47	49.227%
Total Capital Outlay	\$2,617.00	\$60,369.00	\$62,986.00	\$119.99	\$31,005.99	\$28,696.54	\$3,283.47	
Total Capital Outlay	\$2,617.00	\$60,369.00	\$62,986.00	\$119.99	\$31,005.99	\$28,696.54	\$3,283.47	
Other Financing Uses								

**Appropriation Summary**  
July 2024

	<b>Reserved for Encumbrance 12/31 Less Adjustment</b>	<b>Final Appropriation</b>	<b>Total Appropriations</b>	<b>Month To Date Expenditures</b>	<b>Year to Date Expenditures</b>	<b>Current Reserve for Encumbrance</b>	<b>Unencumbered Balance</b>	<b>YTD % Expenditures</b>
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%
<b>Total Other Financing Uses</b>	<b>\$0.00</b>	<b>\$500,000.00</b>	<b>\$500,000.00</b>	<b>\$0.00</b>	<b>\$250,000.00</b>	<b>\$0.00</b>	<b>\$250,000.00</b>	
<b>Total 1000 - General</b>	<b>\$27,634.48</b>	<b>\$1,685,011.50</b>	<b>\$1,712,645.98</b>	<b>\$81,837.61</b>	<b>\$897,718.11</b>	<b>\$315,957.04</b>	<b>\$498,970.83</b>	
<b>2051 - USEPA Brownfield Assessment Grant</b>								
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	\$662.50	\$9,748.75	\$456,238.47	\$0.00	2.092%
Supplies and Materials	\$0.00	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0.000%
<b>Total Boards and Commissions</b>	<b>\$0.00</b>	<b>\$471,951.47</b>	<b>\$471,951.47</b>	<b>\$662.50</b>	<b>\$9,748.75</b>	<b>\$456,238.47</b>	<b>\$5,964.25</b>	
<b>Total General Government</b>	<b>\$0.00</b>	<b>\$471,951.47</b>	<b>\$471,951.47</b>	<b>\$662.50</b>	<b>\$9,748.75</b>	<b>\$456,238.47</b>	<b>\$5,964.25</b>	
<b>Total 2051 - USEPA Brownfield Assessment Grant</b>	<b>\$0.00</b>	<b>\$471,951.47</b>	<b>\$471,951.47</b>	<b>\$662.50</b>	<b>\$9,748.75</b>	<b>\$456,238.47</b>	<b>\$5,964.25</b>	
<b>2061 - Marine Patrol Program</b>								
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%
<b>Total Police Enforcement</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Total Security of Persons and Property</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Total 2061 - Marine Patrol Program</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>2901 - Inclusive Project Planning</b>								
Community Environment								
Community Planning and Zoning								
Contractual Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
<b>Total Community Planning and Zoning</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Total Community Environment</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
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**

July 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	
<hr/>								
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	
<hr/>								
4901 - BRL Stage Capital Projects								
Capital Outlay								
Capital Outlay								
Contractual Services	\$0.00	\$1,055,380.13	\$1,055,380.13	\$124,427.13	\$770,453.96	\$71,506.16	\$213,420.01	73.003%
Capital Outlay	\$0.00	\$20,742.00	\$20,742.00	\$0.00	\$18,055.00	\$45.00	\$2,642.00	87.046%
Total Capital Outlay	\$0.00	\$1,076,122.13	\$1,076,122.13	\$124,427.13	\$788,508.96	\$71,551.16	\$216,062.01	
Total Capital Outlay	\$0.00	\$1,076,122.13	\$1,076,122.13	\$124,427.13	\$788,508.96	\$71,551.16	\$216,062.01	
Total 4901 - BRL Stage Capital Projects	\$0.00	\$1,076,122.13	\$1,076,122.13	\$124,427.13	\$788,508.96	\$71,551.16	\$216,062.01	
<hr/>								
9902 - Rockin' on the River								
Fiduciary Distributions								
Other Distributions								
Contractual Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Other Distributions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Fiduciary Distributions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total 9902 - Rockin' on the River	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

**Appropriation Summary**

July 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	\$3,233,085.10	\$3,260,719.58	\$206,927.24	\$1,696,112.52	\$843,746.67	\$720,997.09	

**Revenue Status**

By Fund  
As Of 7/31/2024

Fund: 1000 General

<b>Account Code</b>	<b>Account Name</b>	<b>Final Budget</b>	<b>Revenue</b>	<b>Budget Balance</b>	<b>YTD % Received</b>
1000-110-0000	General Property Tax - Real Estate	\$855,271.00	\$409,013.98	\$446,257.02	47.823%
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}	\$0.00	\$393.84	-\$393.84	0.000%
1000-490-9000	Other - Intergovernmental{Homestead and Rollback}	\$0.00	\$44,536.83	-\$44,536.83	0.000%
1000-523-0000	Recreation Entry Fees	\$12,500.00	\$9,281.42	\$3,218.58	74.251%
1000-590-0100	Other - Charges for Services{Oasis Lease}	\$56,000.00	\$22,510.18	\$33,489.82	40.197%
1000-590-0201	Other - Charges for Services{JATT Riverside, LLC}	\$6,000.00	\$3,500.00	\$2,500.00	58.333%
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}	\$25,000.00	\$32,302.50	-\$7,302.50	129.210%
1000-590-0800	Other - Charges for Services{Miscellaneous}	\$0.00	\$471.00	-\$471.00	0.000%
1000-590-2000	Other - Charges for Services{Economic Development}	\$10,000.00	\$0.00	\$10,000.00	0.000%
1000-590-7200	Other - Charges for Services{Lighthouse}	\$12,500.00	\$0.00	\$12,500.00	0.000%
1000-701-0000	Interest	\$25,000.00	\$35,730.47	-\$10,730.47	142.922%
1000-820-0000	Contributions and Donations	\$0.00	\$5,982.43	-\$5,982.43	0.000%
1000-891-0000	Other - Miscellaneous Operating	\$0.00	\$699.00	-\$699.00	0.000%
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:		\$1,039,971.00	\$565,921.65	\$474,049.35	54.417%

Fund: 2051 USEPA Brownfield Assessment Grant

<b>Account Code</b>	<b>Account Name</b>	<b>Final Budget</b>	<b>Revenue</b>	<b>Budget Balance</b>	<b>YTD % Received</b>
2051-411-0000	Federal - Restricted	\$471,951.47	\$9,748.75	\$462,202.72	2.066%
Fund 2051 Sub-Total:		\$471,951.47	\$9,748.75	\$462,202.72	2.066%

**Revenue Status**

By Fund  
As Of 7/31/2024

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
4901-820-4300	Contributions and Donations{Stage Project}	\$0.00	\$40.00	-\$40.00	0.000%
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:		\$500,000.00	\$250,040.00	\$249,960.00	50.008%

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	\$7,077.12	\$0.00	0.000%
Fund 9902 Sub-Total:		\$0.00	\$7,077.12	\$0.00	0.000%

**Revenue Status**

By Fund  
 As Of 7/31/2024

Fund: 9903 Energy Special Improvement District

<b>Account Code</b>	<b>Account Name</b>	<b>Final Budget</b>	<b>Revenue</b>	<b>Budget Balance</b>	<b>YTD % Received</b>
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:	\$2,011,922.47	\$835,287.52	\$1,186,212.07	41.517%



**Appropriation Status**

By Fund  
As Of 7/31/2024

Fund: General  
Pooled Balance: \$585,833.03  
Non-Pooled Balance: \$0.00  
Total Cash Balance: \$585,833.03

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	\$10,293.75	\$5,331.25	\$500.00	33.062%
1000-310-490-7000	Other - Supplies and Materials{Shuttle Boats}	\$0.00	\$0.00	\$13,875.00	\$5,423.83	\$6,157.15	\$2,294.02	44.376%
1000-512-311-0000	Electricity	\$3,475.15	\$0.00	\$37,500.00	\$5,341.23	\$23,133.92	\$12,500.00	56.458%
1000-522-313-0000	Natural Gas	\$487.96	\$0.00	\$6,500.00	\$1,601.13	\$4,136.83	\$1,250.00	59.199%
1000-532-312-0000	Water and Sewage	\$1,700.00	\$833.79	\$12,000.00	\$8,745.28	\$4,120.93	\$0.00	32.029%
1000-735-132-0000	D Salaries - Administrator's Staff	\$8,466.40	\$0.00	\$353,000.00	\$8,280.54	\$203,487.03	\$149,698.83	56.295%
1000-735-211-0000	D Ohio Public Employees Retirement System	\$0.00	\$0.00	\$49,420.00	\$0.00	\$28,203.74	\$21,216.26	57.069%
1000-735-213-0000	D Medicare	\$0.00	\$0.00	\$5,118.50	\$0.00	\$3,094.50	\$2,024.00	60.457%
1000-735-221-0000	Medical/Hospitalization	\$0.00	\$0.00	\$111,000.00	\$57,636.72	\$53,304.63	\$58.65	48.022%
1000-735-222-0000	Life Insurance	\$0.00	\$0.00	\$500.00	\$222.00	\$222.00	\$56.00	44.400%
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	\$12,000.00	\$6,083.12	\$4,593.06	\$1,347.73	38.199%
1000-735-321-0000	Telephone	\$723.29	\$0.00	\$12,000.00	\$7,639.54	\$5,083.75	\$0.00	39.956%
1000-735-329-0000	Other-Communications, Printing & Advertising	\$128.00	\$0.00	\$60,000.00	\$6,393.96	\$49,513.19	\$4,220.85	82.346%
1000-735-329-8000	Other-Communications, Printing & Advertising{Other Promotio}	\$0.00	\$0.00	\$4,000.00	\$0.00	\$1,810.00	\$2,190.00	45.250%
1000-735-329-8800	Other-Communications, Printing & Advertising{Fireworks}	\$0.00	\$0.00	\$25,075.00	\$12,500.00	\$12,575.00	\$0.00	50.150%
1000-735-330-0000	Rents and Leases	\$0.00	\$0.00	\$5,000.00	\$2,864.76	\$1,897.08	\$238.16	37.942%
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	\$5,077.50	\$9,258.75	\$63.75	64.297%
1000-735-342-0000	Auditing Services	\$0.00	\$0.00	\$13,000.00	\$3,485.00	\$0.00	\$9,515.00	0.000%
1000-735-343-0000	Uniform Accounting Network Fees	\$0.00	\$0.00	\$3,800.00	\$2,040.00	\$1,752.00	\$8.00	46.105%
1000-735-344-0000	D Tax Collection Fees	\$0.00	\$0.00	\$20,000.00	\$0.00	\$9,701.69	\$10,298.31	48.508%
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	\$3,100.00	\$0.00	\$7,470.06	\$3,100.00	70.672%

LORAIN PORT AUTHORITY, LORAIN COUNTY

**Appropriation Status**

By Fund

As Of 7/31/2024

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	\$9,000.00	\$12,000.00	\$0.00	57.143%
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	\$4,900.02	\$10,406.88	\$2,824.10	57.398%
1000-735-410-0000	Office Supplies and Materials	\$437.67	\$402.17	\$5,000.00	\$935.98	\$993.82	\$3,105.70	19.736%
1000-735-431-0000	Repairs and Maintenance of Buildings and Land	\$3,341.00	\$0.00	\$190,000.00	\$69,752.23	\$107,063.45	\$16,525.32	55.375%
1000-735-431-5300	Repairs and Maintenance of Buildings and Land{GOOSE DOG}	\$0.00	\$0.00	\$1,500.00	\$679.73	\$820.27	\$0.00	54.685%
1000-800-540-0000	Machinery, Equipment and Furniture	\$2,617.00	\$0.00	\$3,500.00	\$0.00	\$4,136.99	\$1,980.01	67.631%
1000-800-590-0000	Other - Capital Outlay	\$0.00	\$0.00	\$56,869.00	\$28,696.54	\$26,869.00	\$1,303.46	47.247%
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	\$1,685,011.50	\$315,957.04	\$897,718.11	\$498,970.83	52.417%

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	\$456,238.47	\$9,748.75	\$0.00	2.092%
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	\$456,238.47	\$9,748.75	\$5,964.25	2.066%

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

**Appropriation Status**

By Fund  
As Of 7/31/2024

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: \$37,653.17  
 Report reflects selected information.

**Appropriation Status**

By Fund  
As Of 7/31/2024

Non-Pooled Balance: \$0.00  
Total Cash Balance: \$37,653.17

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	\$15,000.00	\$21,000.00	\$0.00	58.333%
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	\$20,742.00	\$45.00	\$18,055.00	\$2,642.00	87.046%
BRL Stage Capital Projects Fund Total:		\$0.00	\$0.00	\$1,076,122.13	\$71,551.16	\$788,508.96	\$216,062.01	73.273%

Fund: Rockin' on the River

Pooled Balance: \$7,077.12  
Non-Pooled Balance: \$0.00  
Total Cash Balance: \$7,077.12

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	\$0.00	\$0.00	0.000%
Rockin' on the River Fund Total:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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 7/31/2024

Report Total:	\$28,870.44	\$1,235.96	\$3,233,085.10	\$843,746.67	\$1,696,112.52	\$720,997.09	52.017%
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**Bank Reconciliation**

Reconciled Date 7/31/2024

Posted 8/8/2024 10:00:38 AM

Prior UAN Balance:		\$826,940.67
Receipts:	+	\$15,281.73
Payments:	-	\$206,927.24
Adjustments:	+	<u>-\$309.09</u>
Current UAN Balance as of 07/31/2024:		\$634,986.07
Other Adjusting Factors:	+	<u>\$0.00</u>
Adjusted UAN Balance as of 07/31/2024:		<u><u>\$634,986.07</u></u>
Entered Bank Balances as of 07/31/2024:		\$723,418.26
Deposits in Transit:	+	\$0.00
Outstanding Payments:	-	\$88,637.19
Outstanding Adjustments:	+	\$0.00
Other Adjusting Factors:	+	<u>\$205.00</u>
Adjusted Bank Balances as of 07/31/2024:		<u><u>\$634,986.07</u></u>

Balances Reconciled

Reconciliation Notes

Deflating Bank Errors: \$205.00  
 Petty Cash \$200 and bank overdraft fee \$5. I will call to have the bank refund the overdraft fee.

Governing Board Signatures

\_\_\_\_\_  
 \_\_\_\_\_

There are no outstanding receipts as of 07/31/2024.

There are no outstanding adjustments as of 07/31/2024.

LORAIN PORT AUTHORITY, LORAIN COUNTY

8/8/2024 1:51:15 PM

**Bank Balances**

UAN v2024.2

Reconciled Date 7/31/2024

Posted 8/8/2024 10:00:38 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		\$333,350.53	\$214,850.41	\$214,845.41	-\$5.00
Secondary	FFL		\$506,242.31	\$508,572.85	\$508,572.85	\$0.00
		<b>Total:</b>	<u>\$839,592.84</u>	<u>\$723,423.26</u>	<u>\$723,418.26</u>	<u>-\$5.00</u>

## LORAIN PORT AUTHORITY, LORAIN COUNTY

8/8/2024 1:51:15 PM

**Outstanding Payments**

UAN v2024.2

Reconciled Date 7/31/2024

Posted 8/8/2024 10:00:38 AM

<b>Account</b>	<b>Type</b>	<b>Payment #</b>	<b>Post Date</b>	<b>Vendor / Payee</b>	<b>Amount</b>
PRIMARY	Warrant	16197	07/12/2024	FRED V. OSTRANDER	\$125.00
PRIMARY	Warrant	16204	07/12/2024	OASIS MARINAS AT PORT LORAIN	\$71.48
PRIMARY	Warrant	16206	07/12/2024	Roy A. DeVore	\$943.75
PRIMARY	Warrant	16213	07/24/2024	Flock Group, Inc.	\$3,000.00
PRIMARY	Warrant	16214	07/24/2024	FRED V. OSTRANDER	\$487.50
PRIMARY	Warrant	16216	07/24/2024	HOME DEPOT CREDIT SERVICES	\$49.02
PRIMARY	Warrant	16218	07/24/2024	JOHN MICHAEL LANE	\$400.00
PRIMARY	Warrant	16219	07/24/2024	MURRAY RIDGE PRODUCTION CENTER	\$1,600.00
PRIMARY	Warrant	16220	07/24/2024	OASIS MARINAS AT PORT LORAIN	\$57.40
PRIMARY	Warrant	16221	07/24/2024	OHIO EDISON	\$3,761.52
PRIMARY	Warrant	16222	07/24/2024	The Whiting-Turner Contracting Company	\$72,800.00
PRIMARY	Warrant	16223	07/24/2024	US BANK ONE CARD	\$5,283.54
PRIMARY	Warrant	16224	07/24/2024	WEST MARINE	\$57.98
					\$88,637.19



## LORAIN PORT AUTHORITY, LORAIN COUNTY

8/8/2024 1:51:15 PM

**Cleared Payments**

UAN v2024.2

Reconciled Date 7/31/2024

Posted 8/8/2024 10:00:38 AM

<u>Account</u>	<u>Type</u>	<u>Payment #</u>	<u>Post Date</u>	<u>Vendor / Payee</u>	<u>Amount</u>
PRIMARY	Electronic	120-2024	06/28/2024	OHIO PUBLIC EMPLOYEES DEFERRED	\$845.00
PRIMARY	Electronic	121-2024	07/12/2024	THOMAS E BROWN	\$2,574.62
PRIMARY	Electronic	122-2024	07/12/2024	TIFFANY A MCCLELLAND	\$2,475.36
PRIMARY	Electronic	123-2024	07/12/2024	IDA YVONNE SMITH	\$1,907.51
PRIMARY	Electronic	124-2024	07/12/2024	KELSEY LEYVA SMITH	\$1,126.20
PRIMARY	Electronic	125-2024	07/12/2024	OLIVIA M STACKLIN	\$582.76
PRIMARY	Electronic	127-2024	07/12/2024	US TREASURY	\$3,564.23
PRIMARY	Electronic	128-2024	07/11/2024	OHIO TREASURER OF STATE	\$562.93
PRIMARY	Electronic	129-2024	07/11/2024	CITY OF LORAIN DEPT. OF TAXATION	\$693.46
PRIMARY	Electronic	130-2024	07/12/2024	OHIO PUBLIC EMPLOYEES DEFERRED	\$845.00
PRIMARY	Electronic	131-2024	07/15/2024	MICHAEL E. BROSKY	\$1,187.73
PRIMARY	Electronic	133-2024	07/15/2024	OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$6,758.03
PRIMARY	Electronic	134-2024	07/26/2024	THOMAS E BROWN	\$2,574.62
PRIMARY	Electronic	135-2024	07/26/2024	TIFFANY A MCCLELLAND	\$2,475.36
PRIMARY	Electronic	136-2024	07/26/2024	IDA YVONNE SMITH	\$1,907.51
PRIMARY	Electronic	137-2024	07/26/2024	KELSEY LEYVA SMITH	\$1,160.30
PRIMARY	Electronic	138-2024	07/26/2024	OLIVIA M STACKLIN	\$578.08
PRIMARY	Electronic	140-2024	07/26/2024	OHIO PUBLIC EMPLOYEES DEFERRED	\$845.00
PRIMARY	Warrant	16130	05/22/2024	Girls Give Back	\$600.00
PRIMARY	Warrant	16137	05/22/2024	Roy A. DeVore	\$137.50
PRIMARY	Warrant	16156	06/05/2024	FRED V. OSTRANDER	\$168.75
PRIMARY	Warrant	16175	06/26/2024	ANDREW CARDEN	\$450.00
PRIMARY	Warrant	16176	06/26/2024	FLIGNER'S SUPERMARKET & CATERING	\$55.90
PRIMARY	Warrant	16177	06/26/2024	FRED V. OSTRANDER	\$262.50
PRIMARY	Warrant	16178	06/26/2024	FRIENDS OFFICE	\$208.16
PRIMARY	Warrant	16179	06/26/2024	GERGELY'S MAINTENANCE KING	\$324.90
PRIMARY	Warrant	16180	06/26/2024	JOHN MICHAEL LANE	\$268.75
PRIMARY	Warrant	16181	06/26/2024	Roy A. DeVore	\$587.50
PRIMARY	Warrant	16182	06/26/2024	SQP	\$421.98
PRIMARY	Warrant	16183	06/26/2024	HOME DEPOT CREDIT SERVICES	\$44.61
PRIMARY	Warrant	16184	06/26/2024	LEAF Capital Funding LLC	\$212.10
PRIMARY	Warrant	16185	06/26/2024	MURRAY RIDGE PRODUCTION CENTER	\$800.00

**Cleared Payments**

Reconciled Date 7/31/2024

Posted 8/8/2024 10:00:38 AM

Account	Type	Payment #	Post Date	Vendor / Payee	Amount
PRIMARY	Warrant	16186	06/26/2024	OHIO EDISON	\$2,723.27
PRIMARY	Warrant	16187	06/26/2024	Verdantas	\$1,921.25
PRIMARY	Warrant	16188	06/27/2024	CB Scott Enterprises, LLC	\$2,820.00
PRIMARY	Warrant	16189	07/12/2024	LORAIN COUNTY TREASURER	\$1,067.36
PRIMARY	Warrant	16190	07/12/2024	LORAIN COUNTY TREASURER	\$9,606.12
PRIMARY	Warrant	16191	07/12/2024	LORAIN COUNTY TREASURER	\$37.00
PRIMARY	Warrant	16192	07/12/2024	ANDREW CARDEN	\$450.00
PRIMARY	Warrant	16193	07/12/2024	ARIEL ON BROADWAY	\$1,190.00
PRIMARY	Warrant	16194	07/12/2024	Chris Haynes	\$1,500.00
PRIMARY	Warrant	16195	07/12/2024	CITY OF LORAIN UTILITIES DEPT.	\$1,308.16
PRIMARY	Warrant	16196	07/12/2024	COLUMBIA GAS OF OHIO	\$176.90
PRIMARY	Warrant	16198	07/12/2024	FRIENDS OFFICE	\$60.93
PRIMARY	Warrant	16199	07/12/2024	GERGELY'S MAINTENANCE KING	\$485.00
PRIMARY	Warrant	16200	07/12/2024	JOHN MICHAEL LANE	\$350.00
PRIMARY	Warrant	16201	07/12/2024	KB Lawn and Snow Removal, LLC	\$10,000.00
PRIMARY	Warrant	16202	07/12/2024	LUCAS PLUMBING & HEATING, INC.	\$2,650.41
PRIMARY	Warrant	16203	07/12/2024	Lumen	\$728.44
PRIMARY	Warrant	16205	07/12/2024	REPUBLIC SERVICES, INC.	\$877.20
PRIMARY	Warrant	16207	07/12/2024	Stacy A. Caddey	\$3,000.00
PRIMARY	Warrant	16208	07/12/2024	TREASURER OF STATE, AUDITOR	\$876.00
PRIMARY	Warrant	16209	07/12/2024	US TREASURY, COAST GUARD VESSEL INSPECTION	\$600.00
PRIMARY	Warrant	16210	07/12/2024	Tiffany McClelland	\$1,250.00
PRIMARY	Warrant	16211	07/12/2024	Stacy A. Caddey	\$6,000.00
PRIMARY	Warrant	16212	07/24/2024	ANDREW CARDEN	\$175.00
PRIMARY	Warrant	16215	07/24/2024	GERGELY'S MAINTENANCE KING	\$249.20
PRIMARY	Warrant	16217	07/24/2024	JAN-PRO CLEANING SYSTEMS	\$544.00
PRIMARY	Warrant	16225	07/25/2024	Verdantas	\$662.50
PRIMARY	Warrant	16226	07/25/2024	Bialosky and Partners, Architects LLC	\$42,627.13
					\$131,142.22

LORAIN PORT AUTHORITY, LORAIN COUNTY

8/8/2024 1:51:15 PM

**Cleared Receipts**

UAN v2024.2

Reconciled Date 7/31/2024

Posted 8/8/2024 10:00:38 AM

<u>Account</u>	<u>Type</u>	<u>Ticket #</u>	<u>Receipt #</u>	<u>Post Date</u>	<u>Source</u>	<u>Amount</u>
PRIMARY	Standard		124-2024	07/01/2024	Brightspeed	\$1,500.00
PRIMARY	Standard		125-2024	07/01/2024	Robert Rhodes	\$200.00
PRIMARY	Standard		126-2024	07/01/2024	PEEK PRO TICKETING SYSTEM	\$145.01
PRIMARY	Standard		127-2024	07/02/2024	PEEK PRO TICKETING SYSTEM	\$60.00
PRIMARY	Standard		128-2024	07/03/2024	PEEK PRO TICKETING SYSTEM	\$40.01
PRIMARY	Standard		129-2024	07/05/2024	PEEK PRO TICKETING SYSTEM	\$901.49
PRIMARY	Standard		130-2024	07/08/2024	PEEK PRO TICKETING SYSTEM	\$114.99
PRIMARY	Standard		131-2024	07/08/2024	Christine Emory - White	\$100.00
PRIMARY	Standard		132-2024	07/08/2024	Charlene Metelsky	\$40.82
PRIMARY	Standard		133-2024	07/10/2024	PEEK PRO TICKETING SYSTEM	\$295.03
PRIMARY	Standard		134-2024	07/11/2024	PEEK PRO TICKETING SYSTEM	\$1,059.90
PRIMARY	Standard		135-2024	07/11/2024	Girls Give Back	\$187.50
PRIMARY	Standard		136-2024	07/12/2024	PEEK PRO TICKETING SYSTEM	\$199.59
PRIMARY	Standard		137-2024	07/15/2024	PEEK PRO TICKETING SYSTEM	\$60.00
PRIMARY	Standard		138-2024	07/16/2024	PEEK PRO TICKETING SYSTEM	\$235.03
PRIMARY	Standard		139-2024	07/17/2024	PEEK PRO TICKETING SYSTEM	\$329.60
PRIMARY	Standard		140-2024	07/18/2024	PEEK PRO TICKETING SYSTEM	\$565.05
PRIMARY	Standard		141-2024	07/19/2024	PEEK PRO TICKETING SYSTEM	\$60.00
PRIMARY	Standard		142-2024	07/22/2024	PEEK PRO TICKETING SYSTEM	\$285.00
PRIMARY	Standard		143-2024	07/23/2024	PEEK PRO TICKETING SYSTEM	\$615.02
PRIMARY	Standard		144-2024	07/23/2024	OHIO BUREAU OF WORKERS' COMPENSATION	\$393.84
PRIMARY	Standard		145-2024	07/24/2024	PEEK PRO TICKETING SYSTEM	\$150.00
PRIMARY	Standard		146-2024	07/24/2024	US ENVIRONMENTAL PROTECTION AGENCY	\$665.50
PRIMARY	Standard		147-2024	07/25/2024	PEEK PRO TICKETING SYSTEM	\$350.02
PRIMARY	Standard		148-2024	07/26/2024	PEEK PRO TICKETING SYSTEM	\$345.02
PRIMARY	Standard		149-2024	07/29/2024	PEEK PRO TICKETING SYSTEM	\$594.69
PRIMARY	Standard		150-2024	07/30/2024	PEEK PRO TICKETING SYSTEM	\$900.01
PRIMARY	Standard		151-2024	07/31/2024	PEEK PRO TICKETING SYSTEM	\$1,188.43
PRIMARY	Interest		152-2024	07/31/2024	PRIMARY	\$1,369.64
FFL	Interest		153-2024	07/31/2024	FFL	\$1,167.36
FFL	Interest		154-2024	07/31/2024	FFL	\$1,163.18
						\$15,281.73

LORAIN PORT AUTHORITY, LORAIN COUNTY

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**Cleared Adjustments**

UAN v2024.2

Reconciled Date 7/31/2024

Posted 8/8/2024 10:00:38 AM

<u>Account</u>	<u>Type</u>	<u>Item #</u>	<u>Post Date</u>	<u>Source or Payee</u>	<u>Amount</u>
PRIMARY	Receipt Adj	134-2024	07/11/2024	PEEK PRO TICKETING SYSTEM	-\$306.09
PRIMARY	Receipt Adj	146-2024	07/24/2024	US ENVIRONMENTAL PROTECTION AGENCY	-\$3.00
					<hr/>
					-\$309.09
					<hr/> <hr/>

## Payment Listing

July 2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
121-2024	07/12/2024	07/10/2024	EP	THOMAS E BROWN	\$2,574.62	C
122-2024	07/12/2024	07/10/2024	EP	TIFFANY A MCCLELLAND	\$2,475.36	C
123-2024	07/12/2024	07/10/2024	EP	IDA YVONNE SMITH	\$1,907.51	C
124-2024	07/12/2024	07/10/2024	EP	KELSEY LEYVA SMITH	\$1,126.20	C
125-2024	07/12/2024	07/10/2024	EP	OLIVIA M STACKLIN	\$582.76	C
127-2024	07/12/2024	07/11/2024	EW	US TREASURY	\$3,564.23	C
128-2024	07/11/2024	07/11/2024	EW	OHIO TREASURER OF STATE	\$562.93	C
129-2024	07/11/2024	07/11/2024	EW	CITY OF LORAIN DEPT. OF TAXATION	\$693.46	C
130-2024	07/12/2024	07/11/2024	EW	OHIO PUBLIC EMPLOYEES DEFERRED	\$845.00	C
131-2024	07/15/2024	07/12/2024	EP	MICHAEL E. BROSKY	\$1,187.73	C
133-2024	07/15/2024	07/12/2024	EW	OHIO PUBLIC EMPLOYEES RETIREMENT S	\$6,758.03	C
134-2024	07/26/2024	07/23/2024	EP	THOMAS E BROWN	\$2,574.62	C
135-2024	07/26/2024	07/23/2024	EP	TIFFANY A MCCLELLAND	\$2,475.36	C
136-2024	07/26/2024	07/23/2024	EP	IDA YVONNE SMITH	\$1,907.51	C
137-2024	07/26/2024	07/23/2024	EP	KELSEY LEYVA SMITH	\$1,160.30	C
138-2024	07/26/2024	07/23/2024	EP	OLIVIA M STACKLIN	\$578.08	C
140-2024	07/26/2024	07/24/2024	EW	OHIO PUBLIC EMPLOYEES DEFERRED	\$845.00	C
16189	07/12/2024	07/12/2024	WH	LORAIN COUNTY TREASURER	\$1,067.36	C
16190	07/12/2024	07/12/2024	AW	LORAIN COUNTY TREASURER	\$9,606.12	C
16191	07/12/2024	07/12/2024	AW	LORAIN COUNTY TREASURER	\$37.00	C
16192	07/12/2024	07/12/2024	AW	ANDREW CARDEN	\$450.00	C
16193	07/12/2024	07/12/2024	AW	ARIEL ON BROADWAY	\$1,190.00	C
16194	07/12/2024	07/12/2024	AW	Chris Haynes	\$1,500.00	C
16195	07/12/2024	07/12/2024	AW	CITY OF LORAIN UTILITIES DEPT.	\$1,308.16	C
16196	07/12/2024	07/12/2024	AW	COLUMBIA GAS OF OHIO	\$176.90	C
16197	07/12/2024	07/12/2024	AW	FRED V. OSTRANDER	\$125.00	O
16198	07/12/2024	07/12/2024	AW	FRIENDS OFFICE	\$60.93	C
16199	07/12/2024	07/12/2024	AW	GERGELY'S MAINTENANCE KING	\$485.00	C
16200	07/12/2024	07/12/2024	AW	JOHN MICHAEL LANE	\$350.00	C
16201	07/12/2024	07/12/2024	AW	KB Lawn and Snow Removal, LLC	\$10,000.00	C
16202	07/12/2024	07/12/2024	AW	LUCAS PLUMBING & HEATING, INC.	\$2,650.41	C
16203	07/12/2024	07/12/2024	AW	Lumen	\$728.44	C
16204	07/12/2024	07/12/2024	AW	OASIS MARINAS AT PORT LORAIN	\$71.48	O
16205	07/12/2024	07/12/2024	AW	REPUBLIC SERVICES, INC.	\$877.20	C
16206	07/12/2024	07/12/2024	AW	Roy A. DeVore	\$943.75	O
16207	07/12/2024	07/12/2024	AW	Stacy A. Caddey	\$3,000.00	C
16208	07/12/2024	07/12/2024	AW	TREASURER OF STATE, AUDITOR	\$876.00	C
16209	07/12/2024	07/12/2024	AW	US TREASURY, COAST GUARD VESSEL IN	\$600.00	C
16210	07/12/2024	07/12/2024	AW	Tiffany McClelland	\$1,250.00	C
16211	07/12/2024	07/12/2024	AW	Stacy A. Caddey	\$6,000.00	C
16212	07/24/2024	07/24/2024	AW	ANDREW CARDEN	\$175.00	C
16213	07/24/2024	07/24/2024	AW	Flock Group, Inc.	\$3,000.00	O
16214	07/24/2024	07/24/2024	AW	FRED V. OSTRANDER	\$487.50	O
16215	07/24/2024	07/24/2024	AW	GERGELY'S MAINTENANCE KING	\$249.20	C
16216	07/24/2024	07/24/2024	AW	HOME DEPOT CREDIT SERVICES	\$49.02	O
16217	07/24/2024	07/24/2024	AW	JAN-PRO CLEANING SYSTEMS	\$544.00	C

**Payment Listing**

July 2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
16218	07/24/2024	07/24/2024	AW	JOHN MICHAEL LANE	\$400.00	O
16219	07/24/2024	07/24/2024	AW	MURRAY RIDGE PRODUCTION CENTER	\$1,600.00	O
16220	07/24/2024	07/24/2024	AW	OASIS MARINAS AT PORT LORAIN	\$57.40	O
16221	07/24/2024	07/24/2024	AW	OHIO EDISON	\$3,761.52	O
16222	07/24/2024	07/24/2024	AW	The Whiting-Turner Contracting Company	\$72,800.00	O
16223	07/24/2024	07/24/2024	AW	US BANK ONE CARD	\$5,283.54	O
16224	07/24/2024	07/24/2024	AW	WEST MARINE	\$57.98	O
16225	07/25/2024	07/25/2024	AW	Verdantas	\$662.50	C
16226	07/25/2024	07/25/2024	AW	Bialosky and Partners, Architects LLC	\$42,627.13	C
Total Payments:					\$206,927.24	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$206,927.24	

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.

**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
216-2024	PO Reg	07/02/2024	07/02/2024		FRANKLIN SANITATION, LLC	O	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
217-2024	PO Reg	07/11/2024	07/11/2024		LAKE SCREEN PRINTING	O	\$51.35	\$0.00	\$0.00	\$0.00	\$51.35
218-2024	PO ThnNw	07/12/2024	07/12/2024		LUCAS PLUMBING & HEATING, INC.	C	\$28.09	\$28.09	\$0.00	\$0.00	\$0.00
219-2024	PO Reg	07/12/2024	07/12/2024		Tiffany McClelland	C	\$750.00	\$750.00	\$0.00	\$0.00	\$0.00
220-2024	PO Reg	07/16/2024	07/16/2024		US BANK ONE CARD	O	\$45.93	\$0.00	\$0.00	\$0.00	\$45.93
221-2024	PO Reg	07/16/2024	07/16/2024		SQP	O	\$224.00	\$0.00	\$0.00	\$0.00	\$224.00
222-2024	PO Reg	07/23/2024	07/23/2024		SenSource Inc.	O	\$3,740.00	\$0.00	\$0.00	\$0.00	\$3,740.00
223-2024	PO Reg	07/23/2024	07/23/2024		FIRELANDS ELECTRIC, INC.	O	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
224-2024	PO ThnNw	07/23/2024	07/23/2024		US BANK ONE CARD	C	\$37.22	\$37.22	\$0.00	\$0.00	\$0.00
225-2024	PO ThnNw	07/24/2024	07/24/2024		Flock Group, Inc.	C	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$0.00
226-2024	PO Reg	07/24/2024	07/24/2024		Logohio, Glenn Kutner	O	\$1,293.49	\$0.00	\$0.00	\$0.00	\$1,293.49
227-2024	PO Reg	07/25/2024	07/25/2024		Chris Haynes	O	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00
228-2024	PO Reg	07/26/2024	07/26/2024		US BANK ONE CARD	O	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00
229-2024	PO Reg	07/30/2024	07/30/2024		TREASURER OF STATE, AUDITOR	O	\$3,485.00	\$0.00	\$0.00	\$0.00	\$3,485.00
230-2024	PO Reg	07/30/2024	07/30/2024		OASIS MARINAS AT PORT LORAIN	O	\$24,956.54	\$0.00	\$0.00	\$0.00	\$24,956.54
231-2024	PO Reg	07/30/2024	07/30/2024		City of Lorain, Public Property Department	O	\$35.22	\$0.00	\$0.00	\$0.00	\$35.22
232-2024	PO Reg	07/30/2024	07/30/2024		US BANK ONE CARD	O	\$1,130.00	\$0.00	\$0.00	\$0.00	\$1,130.00
233-2024	PO Reg	07/30/2024	07/30/2024		US BANK ONE CARD	O	\$1,052.68	\$0.00	\$0.00	\$0.00	\$1,052.68
234-2024	PO Reg	07/30/2024	07/30/2024		US BANK ONE CARD	O	\$2,490.00	\$0.00	\$0.00	\$0.00	\$2,490.00
235-2024	PO Reg	07/30/2024	07/30/2024		U.S. BANK	O	\$1,252.16	\$0.00	\$0.00	\$0.00	\$1,252.16
236-2024	PO Reg	07/30/2024	07/30/2024		Allied Power Equipment	O	\$208.21	\$0.00	\$0.00	\$0.00	\$208.21
<b>Total for selected purchase orders:</b>							<u>\$45,529.89</u>	<u>\$3,815.31</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$41,714.58</u>

**Purchase Order Listing**

Year 2024

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



**RESOLUTION NO. 2024-\_\_****A RESOLUTION TO APPROVE APPROPRIATIONS (THEN AND NOW CERTIFICATE) FOR THE LORAIN PORT AUTHORITY.**

**WHEREAS**, Ohio Revised Code 5705.41(D)(1) provides that if prior certification of funds by the fiscal officer was not obtained before the contract or order involving the expenditure of money was made then the fiscal officer may instead certify; and

**WHEREAS**, that there was at the time of the making of such contract or order and at the time of the execution of such certificate a sufficient sum appropriated for the purpose of such contract and in the treasury or in process of collection to the credit of an appropriate fund free from any previous encumbrances; and

**WHEREAS**, Thus, the fiscal officer is certifying that there were appropriations available and funds in the treasury or in the process of collection at the time the contract or order was made (then), and there are still sufficient appropriations and funds in the treasury or in the process of collection at the time the certificate is being issued (now), and

**WHEREAS**, the amount of the certificate exceeds \$3,000.00.

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

**SECTION I.** It is hereby certified that both at the time of the making of the attached contract(s) or order(s) and at the date of the execution of this certificate, the amount of funds required to pay this contract(s) or order(s) has been appropriated for the purpose of this contract or order and is in the treasury or in the process of collection to the credit of the fund free from any previous encumbrance.

**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:**


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 Brad Mullins, Chairman

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 Tom Brown, Executive Director

**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
225-2024	PO ThnNw	07/24/2024	07/24/2024		Flock Group, Inc.	C	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$0.00
<b>Total for selected purchase orders:</b>							<u>\$3,000.00</u>	<u>\$3,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>

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# **Lorain Port Authority**

## **Bylaws**

### **Rules and Regulations**



December 13, 2022

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## Office Location

### *Principal Office*

Lorain Port Authority, 319 Black River Lane, Lorain, Ohio 44052 or such other location as may be designated from time to time by the Board of Directors.

### *Remote Work*

The Executive Director may allow remote work from time to time in order to further the purposes of the Lorain Port Authority and the efficiency of its operations.

## Board Members

### *Organization of Board of Directors*

A port authority created in accordance with section [4582.02](#) of the Revised Code shall be governed by a board of directors (directors). Members of a board of directors of a port authority created by the exclusive action of a municipal corporation shall consist of the number of members it considers necessary and shall be appointed by the mayor with the advice and consent of the council. Per City of Lorain Council Ordinance 5-67, our board is nine members.

Each successor shall serve for a term of four years, except that any person appointed to fill a vacancy shall be appointed to only the unexpired term and any director is eligible for reappointment.

A majority of the directors shall have been qualified electors of, or shall have had their businesses or places of employment in, one or more political subdivisions within the area of the jurisdiction of the port authority, for a period of at least three years next preceding their appointment.

### *Officers*

The directors shall elect one of their membership as chairperson and another as vice-chairperson and shall designate their terms of office, and shall appoint a secretary who need not be a director.

### **Chairperson**

The Chairperson shall be a member of the Board of Directors. The Chairperson shall preside at all meetings of the Board and shall be the chief executive officer of the Lorain Port Authority. He/she shall perform all duties commonly incident to the position of presiding officer of a board or commission and all duties commonly incident to the position of chief executive officer of a board, commission, or business organization, and shall exercise supervision over the business of the Lorain Port Authority, its officers and employees. He/she shall perform such other duties as prescribed by the laws of the State of Ohio and have such other authority as may be provided from time to time by the Board.

### **Vice Chairperson**

The Vice Chair shall be a member of the Board of Directors. He/She shall perform the duties and have the authority of the chair during the absence and disability of the chair and shall preside at the meetings of the Board of Directors when and while the Chair shall vacate the chair. The Vice Chair shall perform such other duties and have such other authority as may be assigned to him/her from time to time by the Board of Directors or Chair. At the request of the Chair, or in his/her absence or disability, the vice chair shall have all the powers of the chair.

### **Secretary**

The secretary will be the Executive Director of the Lorain Port Authority. The secretary shall have the authority to delegate any and all of the duties or authorities to members of the LPA staff, or others as appropriate.

### ***Terms of Office***

All officers elected prior to adoption of these bylaws shall continue to hold office until such time of their term expiration and their successors are elected. The term of each officer shall be one year and until his successors are elected. Nominations for officers shall take place annually at the meeting of the Board of Directors in the month of March. Officers shall then be elected annually at the meeting of the Board of Directors in the month of April and shall take office at the next regularly scheduled meeting of the Board in May. If any officer who was a member or employee of the Board of Directors or the Lorain Port Authority when elected to his office, shall cease to hold such office if he shall cease to be a member or employee of the Lorain Port Authority.

### ***Resignation***

Any officer may resign by giving written notice to the Secretary, or in event of resignation of the Secretary, by giving written notice to the Chairman. Resignation shall be effective as of the date stated in such resignation or, if not therein stated, upon the appointment of a successor.

Notice of resignation shall be transmitted by the officer receiving written notice to all members of the Board of Directors, but no such resignation shall require acceptance by the Board.

### *Removal of an Officer*

All officers shall serve at the pleasure of the Board and shall be subject to removal by the Board at any time by a majority of the Board of Directors at a duly called meeting.

### *Vacancies*

Vacancies in all offices shall be filled by the Board of Directors and may be filled by the vote of a majority of those present at any regular or special meeting at which a quorum is present.

### *Delegation of Duties*

Execution of agreements, deeds, leases, contracts or any other documents shall be signed by the executive director or assistant director, unless specified in a pertinent statute that another such person is required to execute such instrument. The Board may at any time or from time to time designate one or more of its members or any other employee or officer to execute any such instrument for and on behalf of the Lorain Port Authority.

### *Qualified Immunity*

In addition to any other immunity provided under Ohio law, no member of the Board of Directors shall be personally liable for any monetary damages that arise from actions taken in the performance of his or her official duties, except for acts or omissions that are not in good faith or that involve intentional misconduct or a knowing violation of law, or any transaction from which the director derived an improper personal benefit.

### *Compensation*

Each Director shall serve without compensation, although expenses incurred by any Director may be paid or reimbursed as the Board may approve.

### *Reimbursement of Expenses*

All Directors, officers, professional consultants or advisors or employees of the LPA, who properly incur expenses in the course of their official duties, shall be reimbursed for such expenses incurred, upon vouchers approved by the Executive Director or Assistant Director.



## *Removal of Director*

Any Director who fails to attend three (3) consecutive regular meetings of the Board (such Director being hereinafter referred to as the “Director to be removed”) may be removed from the Board. Any Director may be removed for misfeasance, nonfeasance or malfeasance.

## *Ethics Statement*

The ethical actions and behavior of members of the Lorain (City) Port Authority are described in and controlled by Ohio law (R.C. 102.01-.99). Under the Ohio Revised Code, Board Members are Public Officials. Proper ethical behavior draws its basis from the fiduciary duty that board members (public officials) of public agencies in Ohio acknowledge and adhere to.

A primary responsibility of port board members is to adhere to their fiduciary duty to the citizens of the city. The citizens have over a number of years consistently and voluntarily agreed to contribute money in the form of a property tax levy to provide for the operating cost of this Port Authority. Without the support of these contributions, the Port Authority could not exist.

Fiduciary duty is a legal obligation of one party (the Board members) to act in the best interest of another (the taxpayers). The obligated party is typically a fiduciary, that is, someone entrusted with the care of money or property.

Under Ohio Ethics Law, the Port Authority is defined as a public agency and the Board members as public officials. This elevates the fiduciary duty to a level that should be considered in all official actions taken by the Board, not only to avoid a conflict of interest, but also to avoid any perception of a conflict of interest.

A public official may not participate in any matters (including voting as a Board member or discussing these matters with other Board members privately) that involve his own financial interests or those of his family or business associates. A public official may not use or authorize the use of his public position to benefit himself or others in circumstances that create a conflict of interest where his objectivity could be impaired. In addition, a public official is prohibited from soliciting or accepting anything of value that would create any influence upon the public official in his public duties. These provisions prohibit a public official from soliciting or accepting gifts, travel expenses, consulting fees, or any other thing of value from any party that is interested in, regulated by, or doing or seeking to do business with the public agency. A public official is prohibited from having any financial or fiduciary interest in a public contract approved by the Board upon which he sits.

As a Board member, if any questions regarding ethics or fiduciary duty arise, I will contact the Port Authority's legal counsel through the executive director and seek advice.

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Members Name, Board of Director

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Date

## **Board Meetings**

### *Place of Meeting*

All meetings shall be at its principal office, or at such other place designated by the Board at a preceding meeting or designated in the notice of the meeting as hereinafter provided. At the discretion of the Executive Director and Chairperson, the board of directors may hold a meeting by interactive video conference or teleconference as provided in section [4582.60](#) of Revised Code.

### *Regular Meetings*

It is the intention of the Board of Directors that meetings shall be held at least once each month, on such date and at such time and place as shall be designated from time to time by the Chair. Notice of such meetings shall be given to the Directors at least 48 hours before the time of such meeting.

### *Special Meetings*

Subject to the requirements set forth previously, special meetings may be called at any time by the Chair, the vice chair, or any three directors, upon at least 24 hours notice given to each director.

### *Notice of Meetings*

The secretary of the Board shall establish a procedure which shall provide for public notice of meetings of the Board of Directors and committees of the Board of the Lorain Port Authority, which notice shall contain the time, place and date of any meeting. Said procedure shall comply fully with the provisions of Section 121.22 of the Ohio Revised Code and a statement of such procedures shall be open to public inspection at all reasonable times.

### *Public Meetings*

All meetings of the Board of Directors shall be open to the public.

### *Robert's Rules of Order*

The rules contained in Robert's Rules of Order shall govern the Port Authority in all cases to which they are applicable and in which they are not inconsistent with these By-Laws and any special rules of order the Board of Directors may adopt.

### *Quorum*

A majority of the members of the board then duly appointed and serving shall constitute a quorum for the transaction of business, but a lesser number may adjourn any meeting. If the Board is constituted of less than its full nine members a quorum shall never be less than five members of the Board of Directors duly appointed and serving. An affirmative vote of five of the Directors shall be necessary to pass any resolution, a majority of the Board shall be necessary to pass any motion or to conduct any other business which may come before the meeting.

At the discretion of the Executive Director and Chairperson, a member of the Board of Directors may be considered present and have the ability to cast a vote if they are attending in person at the designated meeting location, virtually through a video conferencing platform or called in via telephone.

### *Conduct of Meetings*

Until otherwise provided, meetings of the Board shall be conducted in accordance with Robert's Rules of Order.

Meetings of the Board shall be conducted in accordance with the following procedures:

- A. **Vote:** Any member of the Board shall be permitted to change his vote until roll call has been verified and result declared. Motions for reconsideration on any vote may be made by any member who was in the majority on such vote. Such motion must be made not later than the next meeting, whether regular or special, following such vote.
- B. **Absent Member:** Any member who was unavoidably absent from a meeting may be permitted to have his vote recorded upon any question acted upon during his absence; provided that such vote shall not be counted, and such member shall not be entitled to move a reconsideration of the question to be voted upon.

- C. **Division of Question:** If any question contains two or more divisible propositions, the presiding member, upon request of a member, shall divide the question.
- D. **Order of Business:** The business of regular meetings of the Board of Directors shall be transacted in the following order:
  - a. Roll call
  - b. Submission of minutes of preceding meetings
  - c. Reports and communications from officers
  - d. Other Reports and communications
  - e. Reports of standing committees
  - f. Reports of special committees
  - g. Other business
  - h. Public Comments
  - i. Adjournment

### *Action of the Board*

Action of the Board shall be by resolution or motion.

### **Resolutions**

Resolutions shall be in written form. Resolutions shall be presented under the appropriate, logical section of the agenda. On passage of each resolution, the vote of each member present shall be entered in the minutes of the meeting.

### **Motions**

Motions shall be presented, seconded and acted upon in accordance with recognized parliamentary procedures. Upon request of any member, any motion shall be reduced in writing. Any motion may be withdrawn by the maker with the consent of the second, before it has been amended or voted upon. All motions which have been entertained by the presiding member shall be entered upon the minutes of the meeting.

### *Executive Session*

The Board of Directors may hold an executive session only after a majority of a quorum of the Board determines, by a roll call vote, to hold an executive session and only at a regular or special meeting for the sole purpose of the consideration of any of the following matters and any other matter allowed by Ohio law:

- A. To consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee or official, or the investigation of charges or complaints against a public employee, official, licensee, or regulated individual requests

a public hearing. If the Board of Directors holds an executive session for one of these purposes, the motion and vote to hold the executive session must state the approved purpose for the executive session, but need not indicate the name of the person to be considered at the meeting.

- B. To consider the purchase of property for public purposes, or for the sale of property at competitive bidding, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest.
- C. Conferences with an attorney for the Port Authority concerning disputes involving the Port Authority that are the subject of pending or imminent court action.
- D. Preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment.
- E. Matters required to be kept confidential by federal law or regulations or state statutes.
- F. Specialized details of security arrangements if disclosure of the matters discussed might reveal information that could be used for the purpose of committing, or avoiding prosecution for a violation of the law.
- G. To consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance.

If the Port Authority holds an executive session to consider any matters listed above, the motion and vote to hold that executive session must state which one or more of the approved matters are to be considered at the executive session.

In the event of an emergency, the secretary, on behalf of the Chairperson or directors calling the special meeting, shall notify the news media that have requested notification immediately of the time, place and purpose of the special meeting.

### **Public Comments**

During the Public Comments section under Order of Business, the following guidelines apply:

- A. A 20 minute maximum time is set aside for public comments.
- B. Speakers are limited to two (2) minutes (unless extended by the board through a majority vote)
- C. Speakers must sign up prior to commencement of the meeting and provide the following information: name, address, any organization they are speaking on behalf of, and the topic they wish to speak on.
- D. Speakers must keep comments in relation to the topic they referenced when signing up prior to the commencement of the meeting.

- E. Speakers will be called upon in the order in which they signed up.
- F. Speakers will engage in civil discussion through the chair and refrain from personal attacks. Violations will result in removal from the meeting.
- G. The Board Chairperson reserves the right to rule comments dilatory at any time.
- H. Speakes are encouraged to use their time to comment or ask for clarification on agenda items, report concerns, make a suggestions or announcement of community events and should not expect debate or any discussion on the topic.

### *Acting Chair*

In the absence of the Chair or Vice Chair, a quorum of the Board being present, the meeting shall be called to order by the Secretary for the sole purpose of entertaining a motion to nominate an Acting Chair. An Acting Chair shall then be selected by a majority vote of the members present.

### *Journals*

Minutes of all meetings shall be recorded in books which shall be designated as the Journal of the Port Authority. With respect to each meeting, there shall be shown the date and place, the members present, a summary of things done, and a record of each vote taken. Resolutions adopted may be set forth in full in the minutes or identified by appropriate reference.

A separate Journal designated as the Resolutions Journal shall be kept, which shall set forth the full text of each resolution adopted by the Board of Directors together with identification by appropriate numbering system, and a record of the date and of the vote upon its adoption.

All Journals shall be open to public inspection during normal business hours.

## **Committees**

### *Standing Committees*

The Chairperson may appoint members of the Board to the following standing Committees and name of the members thereof:

- Contract Management
- Strategic Development Plan
- Public Affairs and Marketing Committee
- Financial Planning and Audit
- Bylaws and Personnel

Note: All members are welcome to attend any committee meeting. However, only designated committee members will have voting power.

### *Other Committees*

In the absence of a chairperson, a quorum of any committee being present, a temporary chairperson shall be selected by a majority vote of the members present. Each committee may establish a procedure for calling and giving notice of committee meetings, the conduct of such meetings, the undertaking of committee activities, and the preparation of committee reports.

### *Committees*

The Board of Directors may, from time to time, create committees or subcommittees, the members and chairs of which shall be appointed by the Chair, unless otherwise provided by the Board. The Chair in his/her discretion may appoint citizens with special expertise to serve as ex-officio members of one or more committees or sub-committees. The role of such ex-officio members, who shall serve at the pleasure of the chair, is restricted. Committees and sub-committees are creatures of the Board, vested only with such authority as is expressly conferred upon them by the Board. As such, committees or sub-committees can be created or eliminated by the Board at any time and from time to time.

### *Committee Meetings*

Committees shall meet when requested to do so by the Chair of the Board of Directors, the Executive Director or his/her designee or the committee chair or vice chair. If any of the committees, in the absence of a chair or vice chair, a quorum of any committee being present, a temporary chair shall be selected by the members present.

### *Authority of Committees*

Except as expressly provided in this section, committees shall not have decision making authority. Committees are intended to engage in an exchange of ideas during the fact finding or investigatory stage of problem analysis and as such are empowered to engage in deliberations, review and comment upon items which result in 1) a recommendation to the Board of Directors 2) guidance to the Executive Director on matters they have full power to act on. Unless expressly authorized by the Board, committees are not empowered to and shall not, take any formal action or otherwise make decisions.

In exceptional circumstances the Board of Directors may delegate to a committee authority to make a decision on a particular matter. Such delegation can only occur if the Board has defined a specific matter upon which it decides to delegate such authority and if the Board has,

at a regular or special meeting of the Board, voted to delegate such decision making on that particular matter to a special committee. Any actions purported to be taken or decisions purported to be made by any committee or sub-committee in the absence of such express authorization by the Board shall be null and void. Committees or sub-committees shall be empowered to take a vote on, and register all votes for, recommending matters to the full Board.

Notwithstanding the committees or sub-committees vote on recommendation, any Board member shall have the right at a Board meeting to raise an issue for deliberation, debate and action by the Board. In those instances in which the Board has delegated to a committee or sub-committee decision making authority ex officio committee or sub-committee members shall have no voting privileges.

## **Appropriations, Contracts, and Expenditures**

No money shall be appropriated except by resolution. Except as otherwise specifically limited, the adoption of a resolution appropriating money shall be deemed to include authorization to make expenditures, enter into contracts, and to perform such other acts as are necessary and incidental thereto.

### ***Contracts***

The Executive Director or his/her designee shall be authorized to select the provider of goods, equipment, material and services and to contract for the purchase thereof in an amount up to \$10,000.00 provided that monies thereof have been appropriated and remain unencumbered for the current fiscal year.

Furthermore, the Executive Director and his/her designee shall adhere to the following standards in selecting such providers, which standards may be amended by the Board from time to time:

- A. For projects where the payment amount is reasonably expected to be less than \$10,000.00, verbal quotes shall be sought.
- B. Any project that falls under this paragraph where the payment amount is reasonably expected to be \$10,000 or higher is subject to review and recommendation by the Contract Management Committee. Prior to such project being awarded and any contract being executed, the proposed contract will be referred thereafter to the full Board for approval. Allowance may be made in limited situations whereby the review and approval process may be expedited as necessary and appropriate, which allowance shall be determined jointly by the Executive Director and the Board Chairman or Vice Chairman.



- C. For projects where the payment amount is greater than \$10,000.00, but does not exceed \$150,000.00, three (3) written quotes shall be sought. Written documentation shall be kept in the Port Authority's files regarding the scope of work (or description of the goods, equipment or materials requested) that was communicated to each provider and the results of the quotes received back from such providers. Email quote requests with the scope of work and emailed quotes received in return shall constitute a written quote.
- D. Competitive bids shall be sought for projects that exceed \$150,000.00, as required by Ohio law.
- E. For ongoing projects whereby services are expected to be used on a periodic basis throughout the year such that the aggregate fees to be paid in a twelve (12) month period will exceed \$10,000.00, written quotes shall be obtained in accordance with the process set forth in paragraph B above.

### *Checks, Drafts, Electronic Transactions, etc.*

Checks, drafts, notes, bonds and other instruments requiring the payment of sums of money of \$10,000.00 or more shall be executed by two of the following authorized signatories: the chairperson, vice chairperson, secretary, executive director or assistant director. Any such instrument involving the payment of lesser sums may be executed by any one of such officers. Disbursements, transfers, and other instruments for the purpose of investing excess operating or capital funds are not considered payments of sums of money and may be executed by the secretary consistent with the investment policy of the Board of Directors.

Any transactions requiring electronic transfer of monies of the port authority or on deposit with the port authority in the amount of Ten Thousand dollars \$10,000 or more shall be approved in writing by two of the following authorized signatories: the Executive Director, assistant director, Chairperson, Vice Chairperson, or the Secretary. Any such transaction for less than \$10,000 shall be approved by any one authorized signatory.

The Board of Directors may at any time or from time to time designate one or more of its members or any other employee or officer to execute any such instrument for and on behalf of the LPA.

Digital electronic signatures are hereby authorized and permitted to be used to the extent permitted by law.

### *Releases*

The Executive Director shall have the authority to settle, adjust and release any claim of the port authority against any person or corporation for damage to its properties where the amount received in settlement claim is within ninety-five percent (95%) of the original claim.

## Staff

### *Administration*

#### Executive Director

- A. The Executive Director shall be the Administrative officer of the Port Authority. Subject to the provisions of the laws of Ohio, to these Rules and Regulations, and to the control and direction of the Board of Directors, he/she shall perform the duties assigned to him/her hereby and by the Board of Directors.

The Executive Director will also be the Secretary and in such event, shall perform all the functions and fulfill all the duties as may be required by the Board of Directors. The secretary shall have the authority to delegate any and all of the duties or authorities listed to members of the LPA staff, or others as appropriate.

1. He/she shall attend all meetings of the Board of Directors and shall keep accurate records of the proceedings at such meetings, including agency journals, which shall be attested by him/her. He/she shall have such authority and perform such duties as are provided by law and such as may, at any time and from time to time, be delegated to him/her by the Board of Directors.
2. He/she shall cause to be kept accurate books of account of all transactions on behalf of the Lorain Port Authority.
3. He/she shall have the care and custody of the funds of the Lorain Port Authority and may on behalf of the Lorain Port Authority endorse for deposit or collection all drafts, checks, notes and other instruments and orders for the payment of money to the Lorain Port Authority or its order, and to sign receipts thereof.
4. He/she shall prepare and submit to the Board his/her proposals for the annual budget and appropriations; shall maintain operations and expenditures within the budget and appropriations; and shall establish budget procedures and maintain supervision over budget control.
5. He/she shall be secretary to all committees, and when directed by the chairperson of any committee, shall cause minutes of each meeting to be kept.
6. The secretary shall be deemed to have discharged his/her responsibilities under these rules and regulations if he/she shall have caused the same to be discharged by an employee properly authorized or assigned to the secretary by the Board of Directors, except as to any duties which under the law can be discharged only by the secretary or fiscal officer of a port authority, pursuant to the applicable provisions of Chapter 4582 of the Revised Code of Ohio.

- B. The Executive Director shall report to the Board of Directors on all matters for which he/she has responsibility.
- C. Without limitation of the foregoing powers and duties, the Executive Director shall:
1. Have supervisory control over all employees of the Port Authority, and, subject to approval by the Chair may employ or discharge employees. The Executive Director or Chair may seek comments from an appropriate committee upon such decisions of the Executive Director.
  2. Develop the planning program of the Port Authority and in connection therewith submit preliminary plans and programs for the development of its Maritime Industry, Seaport and Economic Development Divisions and their activities, to the Board of Directors; provide the necessary background material, facts, statistics and records; and coordinate and supervise the work and recommendations of consultants employed by the Port Authority.
  3. Develop a program for the promotion and public relations of the Port Authority. He/She shall submit promotional programs for the approval of the Board, and shall carry out the programs authorized by the Board of Directors or special committees thereof, including the preparation and presentation of necessary statistical studies, market analyses and other information. He/She shall be the primary liaison official between the Port Authority and public and industrial representatives, and shall provide proper representation at meetings for the promotion of the Port Authority.
  4. Develop and carry out a program to promote and publicize the advantages of the Port of Lorain to railroads, shipping lines, exporters and importers, and other agencies using port facilities, both domestic and overseas. Plan a program to provide information on shipping rates to and from the Port of Lorain; arrange for proper representation of the Port of Lorain at all pertinent rate hearings; maintain schedules of ship movements, overseas rates, railroad and truck freight tariffs to and from the Port of Lorain; and provide such other rate and traffic services as are directed or approved by the Board of Directors.
  5. Develop and carry out a program to promote and publicize the facilities and services of the Port Authority aviation facilities to commercial travelers, air cargo shippers, and the general public. Arrange for proper representation of the Port Authority at pertinent proceedings and hearings before the all appropriate Federal, State and other agencies.
  6. Develop and carry out a program to promote and publicize the economic development programs and services provided by the Port Authority or otherwise available to businesses located in, moving to or considering locating in the City of Lorain, the County of Lorain and the areas within the jurisdiction of the Port Authority; arrange for proper representation of the Port Authority at all pertinent proceedings before all appropriate agencies, Federal, State and other relating to

such programs and services; and coordinate the economic development programs and services provided by the Port Authority with the City of Lorain, the County of Lorain, the State of Ohio, the Federal Government and other public bodies and the private sector including, without limitation, the Chamber of Commerce, relevant utilities, and banks, and other area businesses including for-profit and not-for-profit.

7. Maintain a liaison with officials and employees of the City of Lorain, the County of Lorain, the State of Ohio, and the Federal Government, and other officials whose functions and capacities are related to the operations of the Port Authority; coordinate the programs of the Port Authority with the programs of other public commissions, authorities and public bodies and of the private sector, seek, obtain and supervise the administration of grants, loans and other financial assistance from federal, State and local sources to enhance Port Authority programs, facilities and services; maintain a working relationship with the U.S. Army Corps of Engineers, the Federal Aviation Administration, the Ohio Department of Development and Transportation, the Small Business Administration, USEDPA, the Chamber of Commerce, and other agencies and organizations that may be deemed appropriate.
8. Purchase, keep in effect, and supervise such insurance as may be necessary or proper, and process and adjust any insurance claims.
9. Supervise the administration of all departments or divisions of the Port Authority and all other administrative officers, together with the Secretary, develop and maintain all Port Authority budgets and financial plans and supervise investment programs and, subject to the approval of the Board of Directors, all matters pertaining to the fixing of a tax rate, the appropriation of money, the issuance of bonds, the allocation of moneys among the funds maintained by the Port Authority and the creation of any liabilities on the part of the Port Authority for the payment of money.

### *Personnel Issue Policy*

Require that if a Board Member has an issue regarding Agency personnel that the issue be presented in written form to the Executive Director for review and consideration.

### *Salary*

A salary increase for the Executive Director must be recommended by the Bylaws and Personnel Committee to the Board of Directors. Recommendations for a salary increase must be submitted to the Board before the first meeting in January.

The Executive Director has the authority to recommend an increase in salary for the staff if funds are available in the budget with approval from the Board of Directors.

### *Departments*

The Board of Directors may establish, for the convenience of operation of the Port Authority, such departments and staff positions as it may from time to time deem necessary, all of which departments and staff positions shall, subject to appropriation therefore by the Board of Directors, be under the supervision and direction of the Executive Director and shall be staffed as he/she may determine, with the approval of the Chair.

### *Equal Opportunity*

It is the policy of the Port Authority to recruit, hire, train and promote persons in all job titles on the basis of individual merit and ability without regard to race, color, religion, sex, national origin, sexual orientation, age, disability, status as a Veteran, disabled Veteran or Veteran of the Vietnam era.

### **Amendment**

These Rules and Regulations may at any time and from time to time be amended or supplemented by majority vote of the Board of Directors. Any formal action taken by the Board of Directors that may be inconsistent with these Rules and Regulations shall be deemed permitted hereby, so long as such action is taken in accordance herewith and with the laws of Ohio and is otherwise consistent with applicable law.

### **Construction and Separability**

Each Rule and Regulation herein set forth shall be construed, if possible, in a manner consistent with the laws of Ohio, if and to the extent that any Rule and Regulation shall be deemed in conflict with any such law, such Rule and Regulation shall be void, but each Rule and Regulation shall be deemed separable from every other Rule and regulation and its invalidity shall not affect any other Rule and Regulation.