

**LORAIN PORT AUTHORITY
Board of Directors
Regular Board Meeting
March 10, 2015**

Board of Directors: Ms. Carr, Mrs. Cook; Messrs. Bansek, Brown, Davila, Mullins, Nielsen and Zgonc

Staff: Richard M. Novak, Executive Director
Yvonne Smith, Accountant
Mike Brosky, Esq.

Guests: Rick Payerchin, Morning Journal

- I. **Roll Call.** The meeting was called to order at 7:07 p.m. by Chairman Carl Nielsen with roll call indicating a quorum present.
- II. **Disposition of Meeting Minutes:** Disposition of February 10, 2015 Regular Board Meeting Minutes were presented for approval. Motion to accept the minutes by Mr. Brown. Support by Mr. Mullins. Motion carried.

Disposition of February 23, 2015 Special Board Meeting Minutes were presented for approval. Motion to accept the minutes by Mrs. Cook. Support by Mr. Mullins. Motion carried.

III. **Report of Officers.**

A. **Chairman**

1. Correspondence received. Letter from Mr. and Mrs. Bansek, Sr. of Light Up Lorain. Mr. Nielsen suggested funding Light Up Lorain in the amount of \$500.00. Mr. Mullins made a motion to advance Mr. and Mr. Bansek the amount of \$500.00 for the Light Up Lorain Project. Seconded by Mrs. Cook. Mr. Zgonc abstained due to appearance of conflict of interest. Motion carried.
2. Mr. Nielsen stated Port of Lorain Foundation is having a fundraiser for the Lorain Lighthouse on Sunday, April 19, 2015 as evidenced by the flyer in the packet.
3. Mr. Novak stated a fee offset letter has been received by the Morning Journal for the Journal Jog in conjunction with Mayor Ritenauer. The proceeds go toward Mary Lee Tucker and the Mayor provides a scholarship to students. Mr. Bansek made a motion to grant the fee offset for the Morning Journal and Mayor Ritenauer's Jog. Seconded by Mr. Mullins. Motion carried.

4. Mr. Novak stated a fee offset has been requested by Lorain Growth Corporation Tourism Committee, which holds the Tree and Train Display for Picnic Pickens. Mr. Mullins made a motion to grant the fee offset for Picnic Pickens. Ms. Carr seconded the motion. Motion carried.

5. Mr. Novak stated a fee offset has been requested by Visit Lorain County – Ohio Outdoor Writers Ohio Conference. They would like to use our building for their dinner and use our shuttle boats for a trip to the Lighthouse. The trade off on this particular event would be articles published in newspapers around the State about Lorain and what we have to offer. A motion was made by Mr. Brown that the Lorain Port Authority will host Visit Lorain County – Ohio Outdoor Writers Ohio Conference. Seconded by Mr. Nielsen. Motion carried.

B. Executive Director

1 & 2. Accepting transfer of Property from Ohio Edison (ATSI) and transferring property from the Lorain Port Authority to the City of Lorain pursuant to the Redevelopment Agreement. Mr. Novak stated the Redevelopment Agreement was entered into with the City of Lorain for the relocation of the Edgewater Substation at the top of Oberlin Avenue as part of the taking down of the transmission towers.

Mr. Nielsen presented:

A RESOLUTION ACCEPTING TRANSFER OF PROPERTY FROM OHIO EDISON (ATSI), SUBJECT TO LEGAL COUNSEL APPROVAL.

Mr. Mullins made a motion to accept Resolution No. 2015-13. Seconded by Mr. Davila. Roll call vote as follows:

Ayes: 8 Nays: 0 Abstain: 0 Resolution passed

Mr. Nielsen presented:

A RESOLUTION TRANSFERRING PROPERTY FROM THE LORAIN PORT AUTHORITY TO THE CITY OF LORAIN PURSUANT TO SECTION 8 REDEVELOPMENT AGREEMENT OF THE REDEVELOPMENT AGREEMENT BETWEEN THE LORAIN PORT AUTHORITY, OHIO EDISON AND THE CITY OF LORAIN, SUBJECT TO LEGAL COUNSEL APPROVAL.

Mr. Bansek made a motion to accept Resolution No. 2015-14. Seconded by Mrs. Cook. Roll call vote as follows:

Ayes: 8 Nays: 0 Abstain: 0 Resolution passed

3. License Agreement. Use of real property – City of Lorain. Mr. Novak stated this involves the Riparian improvements that are being made along the Black River by the City of Lorain. The City of Lorain was granted a Grant from the National Oceanic and Atmospheric Administration to continue their ongoing efforts. This involves a small portion of our dock and the other is mid-point of the eight acres south of the pavilion area that is a highly eroded area.. This is approximately \$280,000.00 of improvements.

Mr. Nielsen presented:

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A LICENSE AGREEMENT WITH THE CITY OF LORAIN FOR USE OF REAL PROPERTY.

Ms. Carr made a motion to accept Resolution No. 2015-15. Seconded by Mr. Mullins. Roll call vote as follows:

Ayes: 8 Nays: 0 Abstain: 0 Resolution passed

4. Donation Agreement – Forge Industries – East 28th Street Update. Mr. Novak indicated this is an economic development project and the Project is proceeding.

5. Black River Landing Pavilion Update. Mr. Novak updated the Board on the Pavilion Project indicating the bids are due Tuesday, March 17, 2015. Five companies have picked up the packets. A clarification by the Architect went out to those who picked up packets.

IV. Report of Committees.

A. Contract Management Committee – Mr. Novak stated in this evening's Committee Meeting it was recommended that a Memorandum of Understanding be prepared, with legal counsel review, between the Lorain Port Authority and LoCo'Yaks. This will be presented at the April 14, 2015 Board Meeting.

Mr. Mullins made a motion to prepare the Memorandum of Understanding with legal counsel review. Seconded by Ms. Carr. Motion carried.

B. Strategic Development Plan Committee – No report.

C. Marketing & Public Affairs Committee – Mr. Bansek stated the website is being designed by Maximum Velocity and he reviewed the website with the Board. Ticketing was discussed at length.

Mr. Brown made a motion to use Website #3 Layout, start tomorrow with tickets. Seconded by Mr. Bansek. Motion carried.

D. Financial Planning and Audit Committee –

1. Bank Reconciliation Report for January and February 2015.

Mrs. Smith stated Mr. Davila was able to review the January and February 2015 Bank Reconciliations and found them to be satisfactory.

2. Financial Statements for February 2015. Mr. Davila stated everything seems to be in order.

Mr. Mullins made a Motion to accept the January and February Bank Reconciliation Reports and February 2015 Financial Statements. Seconded by Mr. Brown. Motion carried.

3. Then and Now Certificate. None.

E. ByLaws and Personnel Committee – No Report.

V. Public Comments – None.

VI. Other Business –

1. Executive Session. Mr. Brown made a Motion to enter Executive Session for The purpose of discussing economic development pursuant to Section 121.22 (G)(8). Seconded by Mr. Mullins. Roll call vote as follows:

Ayes: 8 Nays: 0 Abstain: 0 Motion passed

Mr. Mullins made a Motion to return to regular session. Seconded by Mr. Bansek. Motion carried.

VII. Adjournment.

There being no further business to come before the Board, Mrs. Cook made a motion to adjourn. Seconded by Mr. Mullins. Motion carried. The meeting was adjourned at 8:50 p.m.

Carl Nielsen, Chairman

Richard M. Novak, Executive Director