

**LORAIN PORT AUTHORITY
Board of Directors
Special Board Meeting
March 19, 2015**

Board of Directors: Ms. Carr and Mrs. Cook; Messrs. Bansek, Brown, Davila, Mullins, Nielsen, Sommers 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 5:35 p.m. by Chairman Carl Nielsen with roll call indicating a quorum present.

II. **Report of Chairman.**

A. Amendment to Bidding Requirements (Insurance). Mr. Mullins explained that once an insurance company secures a bid with an underwriter, no other company can use that same insurance company or that underwriter. He further stated that this does not need to be bid out every year, perhaps every two (2) to three (3) years this needs to be bid out to make sure nothing changes or if there is a significant rate increase then it should be bid out. He recommended that the Agency leave this particular matter as is. Mr. Novak and Mrs. Smith suggested an exception for this particular matter. Mr. Mullins made a Motion to change the language for rebidding the insurance policy every year. Seconded by Mr. Sommers. Motion carried.

B. Revisions to Special Events Application. Mr. Novak stated changes needed to be made to the Special Events Application to accommodate Color Run and Rockin' on the River. Mr. Novak stated the first change deals with "the right to approve any and all scheduled events for Black River Landing" inserting the words "or deny" after "approve." The second change deals with Heidelberg as the main vendor, we are not doing the Labatts Blue Concert Series, so that item needs to be deleted. The third change deals with wrist bands. Bob Early is not going to use wristbands. He has his own procedure and his own way of checking ID's. That item needs to be deleted. The fourth change needs to add the Lorain Port Authority and the City of Lorain as additional insured. The fifth changes adds "at all times" to the Access Section. The offensive language clause is recommended to be deleted at the recommendation of the Board. Concerning dockage, Mr. Novak stated the Marine Patrol suggested if the boaters are intoxicated, they want to insure they stay at the dock. A rate chart for dockage has been prepared that is associated with dockage prices. Also, for cleaning the restrooms and the grounds,

allowing other Vendors that are preauthorized by the Port Authority aside from Murray Ridge.

A lengthy discussion ensued concerning the dockage aspect. Mr. Nielsen stated the Marine Patrol should make a presentation regarding this matter. Ms. Carr made a Motion to revise the Special Events Application without dockage. Seconded by Mr. Mullins. Motion carried.

C. Black River Landing Pavilion Bid. Mr. Novak stated two (2) bids are acceptable and a letter was received from the Architect. Classical Construction and Cornice Company were the two acceptable bids. The low bidder for the base bid is Classical Construction at \$119,800.00. Mr. Novak further stated as of right now we do not have the money to do the garage doors. There was a lengthy discussion concerning the garage doors, posts and whether it would be feasible for a four (4) season facility.

Mr. Novak explained the Picnic Pavilion Bid from Classical Construction including the Alternates. Mrs. Smith reviewed Options 1 – 5. Ms. Carr made a Motion to accept Option 1. Seconded by Mrs. Cook. Roll call vote as follows:

Ayes: 7 Nays: 2 Abstain: 0 Motion carried.

Mr. Nielsen presented:

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO ENTER INTO A CONTRACT WITH CLASSICAL CONSTRUCTION, INC. FOR OPTION 1 FOR THE CONSTRUCTION OF BLACK RIVER LANDING PICNIC PAVILION PROJECT.

Ms. Carr made a motion to accept Resolution No. 2015-16. Seconded by Ms. Cook. Roll call vote as follows:

Ayes: 7 Nays: 2 Abstain: 0 Resolution passed

D. Budget Amendment. Mrs. Smith explained Option 1 of the Budget Amendment Options.

Mr. Nielsen presented:

A RESOLUTION RATIFYING EXPENDITURES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO REVISE THE 2015 OPERATING BUDGET, TRANSFER AND APPROPRIATE FUNDS AND REQUEST AN AMENDED CERTIFICATE OF ESTIMATED RESOURCES FROM THE COUNTY AUDITOR.

Mrs. Cook made a motion to accept Resolution No. 2015-17. Seconded by Mr. Mullins. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution passed

III. Other Business – None.

IV. Adjournment

There being no further business to come before the Board, Mr. Sommers made a Motion to adjourn. Support by Mr. Mullins. Motion carried. The meeting was adjourned at 6:20 p.m.

Carl Nielsen, Chairman

Rick Novak, Executive Director