

**LORAIN PORT AUTHORITY  
Board of Directors  
Regular Board Meeting  
May 10, 2016**

**Board of Directors:** Ms. Carr; Messrs. Bansek, Davila, Mullins, Nielsen, Zellers and Zgonc

**Staff:** Rick Novak, Executive Director  
Yvonne Smith, Accountant  
Tiffany McClelland, Economic Development Specialist

**Guests:** Rick Payerchin, Morning Journal

- I. **Roll Call.** The meeting was called to order at 7:04 p.m. by Chairman Carl Nielsen with roll call indicating a quorum present.
- II. **Disposition of Meeting Minutes:** Disposition of April 12, 2016 Regular Board Meeting Minutes were presented for approval. Motion to accept the minutes by Mr. Mullins. Support by Ms. Carr. Motion carried.
- III. **Report of Officers.**
  - A. **Chairman**
    1. Correspondence received. None.
  - B. **Executive Director.**
    1. OEPA Dredging Conference Update. Mr. Novak stated this Conference will occur May 11, 2016 at Lorain County Community College. Mr. Novak had the opportunity to meet with the Corps of Engineers as well as the OEPA earlier today to discuss our confined disposal facility and the new Legislation passed by the State prohibiting open lake dumping after 2020. Mr. Novak extended the invitation to the Board to attend this Conference. Mr. Novak also stated an informational meeting will be scheduled with the City of Lorain and he will inform the Board of the dates.
    2. Tax Exempt Financing. Mr. Novak began by stating this handout is for informational purposes. Mr. Novak further stated there was a proposal from the IRS to change the definition of what is termed a "Political Subdivision." If a change is made, it would terminate the Agency's status as a governmental entity. Mr. Novak also stated one of the recommendations is, due to the fact that the Board is appointed by the Mayor, an election of Board members would take place. Mr. Novak stated, if that change does occur, the Agency would no longer be allowed

to issue Tax Exempt Bonds. Mr. Novak stated the Agency is strongly objecting to this change. Mr. Novak further stated cities would also not be permitted to issue Tax Exempt Bonds.

3. Bond Issuance. Mr. Novak stated the Ohio Guidestone, a non-profit organization in Cuyahoga County has turned in their application along with the fee for issuance of tax free bonds. Mr. Novak stated this Bond issue would close at the end of June 2016.
4. Allen Thorley-DeLloyd Insurance. The Agency has been extremely satisfied with Larry Kerr's performance and service and the price is satisfactory, saving the Agency \$40,000.00. The cost is \$62,833.00.

Mr. Nielsen presented:

**A RESOLUTION AUTHORIZING PAYMENT TO ALLEN THORLEY DeLLOYD INSURANCE AGENCY FOR INSURANCE COVERAGE POLICIES FOR THE AGENCY SUBJECT TO COORDINATION WITH THE CONTRACT MANAGEMENT COMMITTEE CHAIR.**

Mr. Bansek made a Motion to accept Resolution No. 2016-19. Seconded by Mr. Mullins. Roll call vote as follows:

Ayes: 7                      Nays: 0                      Abstain: 0                      Resolution passed

**IV. Report of Committees.**

**A. Contract Management Committee –**

1. Maintenance Contracts Update. Ms. McClelland stated several issues need to be addressed. Mrs. Smith indicated a pool of workers would be utilized to complete the work that needs to be done. Mrs. Smith also indicated that those asking for a fee waiver would be given a list of jobs that need to be done in exchange for the waiver.
2. Grant Project Update. The grant options included applying for the Natureworks Grant to either install a dock at Riverside Park or extend the dock at Black River Landing, dependent upon the results of the Local Government Safety Capital Grant Program application that was previously submitted. The Market District Development Grant for replacing benches and picnic tables at Riverside Park was also discussed as an option. It was concluded to wait on the decision of the Local Government Safety Capital Grant Program decision and not to pursue the Natureworks Grant at this time as it was not a large enough amount to do the preferred project of a dock installation at Riverside Park and to apply for the Market District Development Grant.

Mr. Nielsen presented:

**A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO FILE AN APPLICATION WITH LORAIN COUNTY SOLID WASTE MANAGEMENT DISTRICT FOR A 2016 DISTRICT MARKET DEVELOPMENT GRANT. IT HAS BEEN MODIFIED FOR THE MAXIMUM OF \$32,000.00 WITH A MATCH OF \$16,000.00.**

Ms. Carr made a Motion to accept Resolution No. 2016-20. Seconded by Mr. Zellers. Roll call vote as follows:

Ayes: 7                      Nays: 0                      Abstain: 0                      Resolution passed

**B. Strategic Development Plan Committee** – Ms. Carr stated a Strategic Development Meeting was held this morning. Ms. Carr also stated during the meeting a review of inventory of property in terms of prioritizing projects so the staff would be aware to focusing attention on what projects would be right for development. Ms. Carr further stated the order discussed with respect to the properties that we have that are developable. Ms. Carr stated one of the requests of Mr. Novak is that prior to the next Board meeting the staff should be working on a draft RFP.

**C. Marketing & Public Affairs Committee** – There was not a quorum to have this meeting this evening.

1. FireFish Sponsorship. Mr. Bansek did state that a Fire Fish Sponsorship was requested in the amount of \$2,500.00 and will be discussed further on.
2. Lighthouse Dinners. Mr. Bansek further stated a meeting was held with the Lighthouse Group. Mrs. Smith stated the Agency is asking for \$300.00 minimum, per boat trip to break even. Mrs. Smith continued that the Agency provided several options to the Lighthouse Group.

Mr. Mullins made a Motion that the Agency agrees to keep the trip at \$25.00 per person for the Port Authority, but at the end of the year the Lighthouse Group needs to have 168 passengers for the Port Authority to break even based on 14 trips at \$25.00 per person and if they fail to reach that goal, then the Lighthouse Group owes the Port Authority and if they get above that, then they get to keep the proceeds for themselves. Seconded by Mr. Zellers. Motion carried.

3. Cabela's 2017. Mr. Bansek stated Cabela's is looking toward 2017 to bring their National Tournament to Lorain. The total commitment for sponsorship to bring this event to the area is \$43,000.00. The County has said that they would match contributions dollar for dollar up to a \$20,000 match. We would be responsible for a cost in the Budget of about

\$23,000.00 to commit to this next year, 2017. Mr. Bansek further stated that does not include anything that anyone would give us or pay for something, but the cost in the Budget would be \$23,000.00, actually it would be \$43,000.00. Mr. Bansek made a Motion to commit to the 2017 Cabela's Fishing Tournament in the amount of \$23,000.00. Seconded by Mr. Zellers. Motion carried.

4. Fire Fish Sponsorship. Mr. Mullins stated Fire Fish is the Lorain Arts Council Organization and this Council is asking for a \$2,500.00 Donation. Mr. Zellers made a Motion to grant a \$500.00 donation amount to Lorain Arts Council. Seconded by Mr. Zgonc. Motion carried.
5. LoCo'Yaks Stand Up Paddle Board Update. Mr. Nielsen stated an update is not necessary.
6. Country Jam Ticketing Update. Mr. Mullins suggested an Intern be hired to help with ticketing at the rate of \$10.00 per hour. Mr. Zellers made a Motion to hire two Interns at \$10.00 per hour to take care of ticketing through August 2016. Ms. Carr seconded the Motion. Motion carried.
7. Journal Jog/Mayor's Run Fee Waiver. Ms. Carr made a Motion to grant the Fee Waiver for the Journal Jog. Seconded by Mr. Mullins. Motion carried.
8. Lorain International Festival Fee Waiver. Mr. Bansek made a Motion, in lieu of the fee waiver, the International Festival will repair the picnic tables at Black River Landing under the direction of Tiffasny McClelland, supply all the parts under the direction of Ms. McClelland and pay the electric bill. Seconded by Ms. Carr. Motion carried.

**D. Financial Planning and Audit Committee –**

1. Mrs. Smith stated Mr. Davila and she did not have the opportunity to review the financials.
2. Then and Now Certificate. None that need Board approval.

**E. ByLaws and Personnel Committee –** Mr. Bansek made a Motion to hire an Intern from Leadership Lorain County at \$10.00 to assist Mrs. Smith in Ticketing and Ms. McClelland in Maintenance and Rockin' on the River. Mr. Earley will cost share this position. Seconded by Ms. Carr. Motion carried.

**V. Public Comments –** None.

**VI. Other Business.**

**VII. Adjournment.**

There being no further business to come before the Board, Mr. Davila made a motion to adjourn. Seconded by Ms. Carr. Motion carried. The meeting was adjourned at 9:13 p.m.

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Carl Nielsen, Chairman

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Rick Novak, Executive Director