

**LORAIN PORT AUTHORITY
Board of Directors
Special Board Meeting
July 19, 2016**

Board of Directors: Ms. Carr, Mrs. Cook; Messrs. Bansek, Brown (7:45 p.m.), Davila, Mullins, Nielsen, Zellers and Zgonc

Staff: Rick Novak, Executive Director
Tiffany McClelland, Economic Development Specialist
Mike Brosky, Esq. (7:15 p.m.)

Guests: Gary Fischer

I. Roll Call. The meeting was called to order at 7:00 p.m. by Chairman Carl Nielsen with roll call indicating a quorum present.'

II. Disposition of Meeting Minutes.

1. Disposition of April 28, 2016 Special Board Meeting were presented for approval. Motion to accept the minutes by Ms. Carr. Seconded by Mr. Mullins. Motion carried.

2. Disposition of May 10, 2016 Regular Board Meeting Minutes were presented for approval. Motion to accept the minutes by Mrs. Cook. Seconded by Mr. Bansek. Motion carried.

III. Other Business

Executive Session. Executive Session for the purpose of discussing property disposition. Mr. Mullins made a Motion to go into Executive Session. Seconded by Ms. Carr. Roll call vote as follows:

Ayes: 8 Nays: 0 Abstain: 0 Motion carried

Mr. Mullins made a Motion to return to Regular Session. Seconded by Ms. Carr. Motion carried.

Mr. Nielsen called for a Motion to allow Mr. Novak and Mr. Brosky to respond to an offer made to the Lorain Port Authority regarding property that the Agency owns and to negotiate a more favorable purchase price. Mr. Zellers added \$60,000.00 and or above should be the favorable purchase price. Mr. Zellers made a Motion that gives Mr. Novak the authority to negotiate sale of property. Seconded by Ms. Carr. Motion carried.

IV. Mr. Nielsen suggested the Donation Agreement be addressed first subject to the changes discussed.

Mr. Nielsen presented:

SUBJECT TO SPECIFIC CHANGES REQUESTED BY THE BOARD AND LEGAL COUNSEL APPROVAL A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE

TO ENTER INTO A DONATION AGREEMENT WITH THE SPITZER GREAT LAKES, LTD. COMPANY FOR THE PROPERTY LOCATED AT 301 BROADWAY.

Mr. Zellers made a Motion to accept Resolution No. 2016-38. Seconded by Ms. Carr. Roll call vote as follows:

Ayes: 9 Nays: 0 Abstain: 0 Resolution passed

Mr. Nielsen presented:

SUBJECT TO SPECIFIC CHANGES REQUESTED BY THE BOARD SAID AGREEMENT SHALL BE SUBSTANTIALLY IN THE FORM NOW ON FILE WITH THE EXECUTIVE DIRECTOR WITH SAID CHANGES THEREIN AS ARE NOT ADVERSE TO THE INTERESTS OF THE PORT AUTHORITY AND AS MAY BE APPROVED BY THE EXECUTIVE DIRECTOR, OR HIS DESIGNEES, AND LEGAL COUNSEL, A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO ENTER INTO A LEASE AGREEMENT WITH 301 BROADWAY PARTNERS, LLC REGARDING PROPERTY LOCATED AT 301 BROADWAY, LORAIN, OHIO SUBJECT TO LEGAL COUNSEL APPROVAL

Ms. Carr made a Motion to accept Resolution No. 2016-39. Seconded by Mr. Mullins. Roll call vote as follows:

Ayes: 8 Nays: 1 Abstain: 0 Resolution passed

V. Adjournment

There being no further business to come before the Board, Ms. Carr made a Motion to adjourn. Support by Mrs. Cook. Motion carried. The meeting was adjourned at 8:45 p.m.

Carl Nielsen, Chairman

Rick Novak, Executive Director