

**Lorain Port and Finance Authority**  
**Board of Directors**  
**Regular Meeting**  
**Port Office**  
**Tuesday, October 12, 2021, at 7:00 p.m.**

**Board of Directors:** Ms. Bonilla; Messrs. Kuszniir, Mullins, Nielsen, Scott,  
Sommers, Veard, Zellers and Zgonc (9)

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

**Guests:** None

**I. Roll Call**

A. The meeting was called to order at 7:00 p.m. by Chairman Brad Mullins with roll call indicating a quorum present.

**II. Pledge of Allegiance**

**III. Disposition of Meeting Minutes**

A. April 13, 2021, Regular Board Meeting: Without any question, Mr. Sommers moved to approve the meeting minutes. Second by Mr. Zellers. Motion carried.

**IV. Report of Officers**

**A. Chairman**

1. Correspondence received:

a. Mr. Brown said he hoped everyone saw the great coverage of the new StoryWalk. Special guest reader. Fun was had by all.

**B. Executive Director**

1. King Fishery Lease Agreement: Mr. Brown said this is a yearly lease. King Fishery is on the south end of our site. About a 5-foot overlap. We considered doing a 3-year, but because it's so small and deals with property, it's easier to keep it as a year to year.

Mr. Mullins presented:

**A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW AN AGREEMENT WITH KING FISHERY TO LEASE A PORTION OF THE GROVE SITE FOR TEMPORARY STORAGE COMMERCIAL FISHING VESSELS.**

Mr. Veard moved to approve Resolution No. 2021-27. Second by Mr. Zgonc. Roll call vote as follows:

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

**V. Report of Committees**

**A. Contract Management Committee**

1. Mr. Zellers said he had no report.

**B. Strategic Development Plan Committee**

1. Mr. Kuznir said he had no report.

**C. Marketing and Public Affairs Committee**

1. Mr. Nielsen said he had no report.

**D. Financial Planning and Audit Committee**

1. Mr. Kuznir said someone from the state auditor's office reached out about a closeout meeting and asked if we wanted to have one. It's not a requirement. He and Mrs. Smith want to get feedback from the board members before responding. We will host them if we have it. Mr. Mullins asked if there was a cost involved? Mrs. Smith said it's included in the overall cost of an audit. Mr. Zellers asked if it was hard to have an audit? Mrs. Smith said no. Mr. Zellers thinks it would be beneficial, especially for the new board members. Mrs. Smith said it is a good opportunity to ask questions. Mr. Mullins took a tally and a majority of the members wanted to have the meeting. Mrs. Smith said she will let the state auditor's office know. She asked if there was a preferred day or time? Mr. Scott asked how long the meeting will be? Mrs. Smith said that depends on how many questions or how much discussion we have. She said the board members attending can email their availability. Mr. Kuznir said it may be a Zoom meeting.

2. September 2021 Financial Statement: Mr. Kuszniir said he reviewed the financials with Mrs. Smith before the meeting and checked different receipts and payments. Everything is in order and Mr. Kuszniir recommended approving the September Financials. Mr. Zellers moved to approve. Second by Mr. Scott. Motion carried.
3. Accepting Rates and Amounts for 2022: Mrs. Smith said each year our board has to accept the amount and rates from the County Auditor. The amount is \$828,036, which was our levy this year. Next year there will be an increase. Depends on the area you're in as far as the amount of the increase. Mr. Kuszniir said the city is compiling a database of the house abatements falling off. We'll be able to get more data and hard numbers as far as what to expect beyond what the county provides.

Mr. Mullins presented:

**A RESOLUTION ACCEPTING THE AMOUNTS AND RATES FOR CALENDAR YEAR 2022 AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR.**

Mr. Sommers moved to approve Resolution No. 2021-28. Second by Mr. Zellers. Roll call vote as follows:

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

**E. Bylaws and Personnel Committee**

1. Mr. Sommers said he had no report.

**VI. Other Business**

- A. Mr. Nielsen asked when the shuttle boat stats would be ready? Mrs. Leyva-Smith said she will have the statistics ready for next month's board meeting. She said she will have her regular shuttle boat ridership statistics as well as a separate Water Taxi spreadsheet.

**VII. Public Comment**

- A. None.

**VIII. Executive Session: Property Disposition**

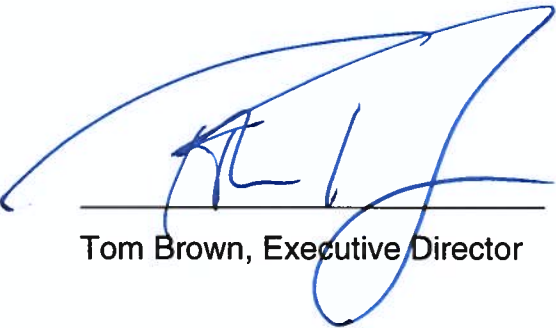
A. Motion by Mr. Nielsen to enter executive session. Second by Mr. Veard. Roll call vote as follows:

**Ayes: 8                      Nays: 0                      Abstain: 0                      Motion carried**

Mr. Nielsen moved to exit executive session. Second by Mr. Veard. Motion carried.

**IX. Adjournment**

A. There being no further business to come before the board, Mr. Sommers moved to adjourn. Mr. Scott seconded. Meeting adjourned at 7:36 p.m.

  
\_\_\_\_\_  
Brad Mullins, Chairman  
\_\_\_\_\_  
Tom Brown, Executive Director