

**Lorain Port and Finance Authority**  
**Board of Directors**  
**Committee of the Whole Meeting**  
**Wednesday, August 18, 2021, at 5:00 p.m.**  
**Port Office**

**Board of Directors:** Ms. Bonilla; Messrs. Bansek, Kuszniir, Mullins, Nielsen, Veard, Zellers and Zgonc (8)

**Staff:** Tom Brown, Executive Director  
Tiffany McClelland, Assistant Director  
Yvonne Smith, Accountant  
Kelsey Leyva-Smith, Office Manager  
Lil, Goose Dog

**Guests:** Rick Payerchin, The Morning Journal  
Jack Bradley, Lorain Mayor  
Gary Fischer, Fischer & Associates Architects Inc.  
Mark Morris, DLR Group  
Robert Maschke, Robert Maschke Architects (6:15 p.m.)  
Jack Bialosky, Bialosky Cleveland (6:15 p.m.)

**I. Roll Call**

A. The meeting was called to order at 5:00 p.m. by Chairman Brad Mullins with roll call indicating a quorum present.

**II. Report of Chairman**

A. Stage Top Discussions:

1. Fischer Group: Mr. Gary Fischer introduced himself and his teams. They want to bring something world class to Lorain. Expression is important to them, and they want to incorporate iconic qualities, bringing a new identity and excitement to the space. Mr. Fischer said this is going to be an iconic piece for Lorain's harbor. He will discuss program, budget and schedule. Mark said they have a design package featuring an amphitheater design. They understand back of house is important as well as functionality. They looked at body of work and found similar examples. Levit Pavilion in Dayton is one. Their back of house and stage is one building. It has two dressing rooms, storage areas, technology and a way to load equipment

onto the stage. It was about a \$4 million project, but it also includes public restrooms and site work with landscaping. Mr. Mullins asked if the location of the stage would be the same? Mr. Fisher said they'll get into that, as it is a consideration and is affected by the budget. Barbara Antonsen Memorial Park in Arizona is the second case study. That project was about \$1.5 million. The third case study is the Charlene & Charles Hinson Amphitheatre in New Albany, Ohio. It will open soon. The stage and back of house are integrated. It has an iconic shape and form of canopy. The grand opening is August 31, and they expect it to be a great asset for the community. When looking at the building program, the benchmarks are based on other projects similar in size. About 1840 sq feet, back of house structure. Want to get us the optimal building program. Mr. Fischer said we don't necessarily want a group coming in to blow out our speakers. Next is budget. The construction budget they were given was \$3 million. This is their first stab at making that work: \$2,304,000 in construction costs with \$2,999,808 estimated as the total. It includes construction contingency. Mr. Zellers asked if this was based on their previous projects? They said yes. Mr. Zellers then asked about current costs verses three years ago? Mr. Mullins asked about the plan for sitework? They said there would be cleanup and minimal landscaping. They're not anticipating lawn work at this point. Mr. Scott asked about the timeframe? Timeframe depends on us and fundraising. Mr. Kuszniir asked if the contingency amount was included with the soft cost? Yes. Mr. Zellers asked them to explain what "help" means. DLR Group said they have someone in their office looking for grant opportunities. They'll identify companies and organizations who have made large donations in the past. They also work with groups to find other revenue sources. Design schedule: what it's going to take to make it happen. They anticipate 5.5 months from design to construction. As for the project schedule, there are three possible tracks. Track one assumes starting on September 1. Mr. Brown asked what an agreement would look like to be able to market this? A cost

estimate for renderings would be about \$40-50,000 for the initial design. Mr. Kuszniir asked what the deliverables to us would be? We would get a floor plan with renderings, etc. in the first design. It will be much more detailed in second design phase. The architects opened to questions. Mr. Nielsen asked what Mr. Fischer's vision is? He said nothing is off the table. The challenge is the budget. Mr. Nielsen asked if he could go back in time, what would he do different? Mr. Fischer said he would do a permanent structure. The problem before was not knowing if it was going to work or draw people. (6:10 p.m.)

2. Maschke Group: Mr. Maschke introduced Mr. Jack Bialosky. He said they've been working together for years. Currently they have about five projects they're working on together actively. Basically, they're one firm. They don't have a presentation and consider this a client-interaction meeting. They have questions to better understand our needs and provide a design that meets our criteria and budget. Mr. Bialosky thanked the board for their time. He understands this is an incredible venue that has been successful, but the stage is not meeting our aspirations. Budget needs to be relative to aspirations. What don't we like about what we have, and what do we like? Can we tweak the stage to be what we want? He said the list is helpful but not qualitative as far as what they want to accomplish, describing themselves as extraordinarily resourceful. Mr. Zellers asked them to explain the relationship between Mr. Bialosky and Mr. Maschke. Mr. Bialosky's firm is a leading one in Cleveland. He said they don't operate as a car wash. Mr. Maschke will be engaged from day one. On staff, they have Mr. Mark Benton, a tremendous resource and great people. Mr. Mullins said what resonated with him is making Lorain a destination. That is the initial premise of what we want to accomplish. We want something iconic. The flatness of the site is an issue. It doesn't entice people to come unless there is an event. Mr. Brown said we want to be able to have people on the site year-round. On a concert day, three box trucks and cars all over the grass and stage. It takes 5-6 hours to put

up lights and sound equipment. It costs at least \$15,000 to clean, put up, take down and store the vinyl stage top each year. Currently there is no storage or greenroom. The default is the office conference room, and the executive director's office turns into promoter's office. Mr. Bialosky said that means a hard roof. Mr. Brown said if there's a cost savings in tweaking the footprint, we're open to that. We could tweak the walkways. Mr. Maschke said using the existing structure and shifting it is possible. Mr. Zellers asked why we take our stage top down every year? Mr. Brown said wear and tear and the snow load. Mr. Bialosky said the goal is making something that is iconic, that people gravitate to, and something uniquely about Lorain. Mr. Mullins mentioned national acts and wanting to draw them here. We have a fence along the south end, and the Black River is natural barrier to the east. We don't throw events; we work with promoters who come in and they secure the acts. Mr. Bialosky said one of the ways to make it feel like a contained space is by moving dirt. Mr. Maschke said if we can contain it, it'll provide different views. Mr. Brown said another factor is this is secluded. Mr. Bialosky mentioned landscape features, such as planting trees. Mr. Zellers said we want to be ready by May 2023. How do we make that happen? He mentioned the design build approach and talking with a construction manager or general contractor earlier in the process. Mr. Maschke said they'd advocate that. Mr. Bialosky said we're in a volatile time period with hopefully coming out of COVID. PCS Companies can be the construction manager. Mr. Brown said we would have to vet one according to state guidelines. Mr. Bialosky said their thought is they want early information on pricing. Mr. Maschke said they price through all phases. Mr. Bialosky said they want to move fast. They would figure out logistically how to keep us in business. Mr. Zellers asked what the number would be to get us a design to show people as part of the fundraising effort? Mr. Zellers also asked about the timeline to get the initial design? Mr. Bialosky said he doesn't know about how much back and forth there will be for engineering. Mr. Brown said he thinks if we

have a solid concept that is easily sold, the timeframe could be condensed. Mr. Bialosky said there is no reason to not be ready by fall, aside from fundraising. The time required in production isn't going to be as much time as it will take to fundraise. Mr. Brown said we have about \$1 million budget each year. We can take a phased approach. Mr. Maschke said his approach is going to be phased. Mr. Bialosky said the process is communication. You need to be resourceful to solve problems. Mayor Bradley asked what makes a stage sexy? Mr. Maschke said it has to work. Mr. Bialosky said he believes it relates to the form of the building. This is an object building. The actual form wants to be something that is interesting to look at. Something that people go by and have to turn their head again. Mr. Brown said he wants futuristic, bright and colorful. Not a sail or steel. Mr. Veard said he doesn't see \$1 million in site work. He's paid to question prices. Mr. Bialosky asked what we're most worried about? Mr. Brown said getting it right. He said the engagement is what he's looking for as far as the staff. Mr. Bialosky said you need to use alternates, and think of it as pieces of a puzzle you may not accomplish as at once. Clients will forget how long it took and how much it costs, but they won't forget if it's wrong. Mr. Scott worries about being realistic. Certain number of things have to happen now. Other things can be phased in. Mr. Maschke asked how involved public would be? Mr. Brown said we're not involving the public as it extends the process.

3. Mr. Zellers asked about Clark and Post? Mr. Brown said they asked for more time. Availability is an issue right now for them. Mr. Zellers wants to talk to contractors. Construction administrative part. Mr. Brown said the staff is the Lorain connection, too. Mr. Mullins thinks Robert's group is who we're looking for. Mr. Zellers wants pricing from both for the preliminary design. Mr. Scott said Mr. Maschke seemed arrogant at the first meeting. Mr. Scott said the other firm seems cookie cutter. Mr. Mullins said Mr. Maschke is motivated by the challenge. If we're talking May 2023, we have 17 months and two different approaches. Mr. Brown will reach out to

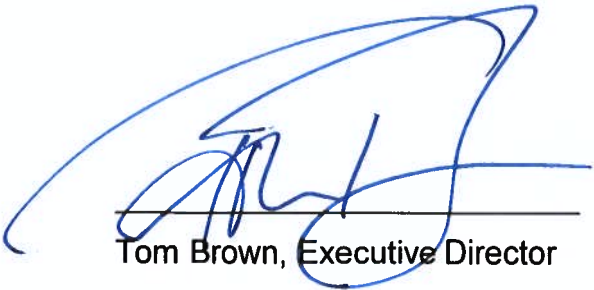
all three architecture groups tomorrow. Mr. Brown said he's a little biased and likes Mr. Maschke. He's called 25 times. He wants this project, and he will be engaged. Mr. Brown worries about Mr. Fischer's availability, and DLR Group may not be the best fit.

**III. Adjournment**

A. There being no further business to come before the board, Mr. Scott moved to adjourn. Mr. Nielsen seconded. Meeting adjourned at 7:41 p.m.



Brad Mullins, Chairman



Tom Brown, Executive Director