

**Lorain Port and Finance Authority
Board of Directors
Regular Meeting
Port Office
Monday, July 11, 2022, at 7:00 p.m.**

Board of Directors: Ms. Bonilla, Kiraly, Messrs. Mullins, Nielsen, Sommers,
Veard, Zellers and Zgonc (7)

Staff: Tom Brown, Executive Director
Tiffany McClelland, Assistant Director
Kelsey Leyva-Smith, Office Manager

Guests: Members of the Lorain Caboose Committee

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. Report of Officers

A. Chairman

1. Swearing in of Hannah Kiraly by Judge Mihok: Lorain Municipal Court Judge Mark Mihok swore in new board member Ms. Hannah Kiraly.
2. Correspondence received:
 - a. Mr. Brown said none at this time.

B. Executive Director

1. Lorain Caboose Committee Presentation: Introduction of Lorain Caboose Committee members. Mr. Jim Dembiec started the presentation. Caboose ran from the 1970s until 2012. Last use was on a local train from Medina County to Lorain. Donated to the committee in about 2019. Shoving platform, conductors were only allowed to stand on back platforms, were not allowed to be inside of trains. Got rid of cabooses in 1980s. Windows opened. Painted in a grey-blue scheme. One of 97 originals. CSXT delivered the caboose to Lorain 28th Street Yard in Spring 2019. Arrived to BRL August 17, 2019. Rust streaks from roof. Electric was inoperable. Bathroom gutted of all fixtures.

Purchased an original toilet. Not functioning. Missing chairs, desk, sink counter and bunks. Windows broken, stolen door handles. Replacements available but not to that point yet. Ceiling had surface rust all over it. Electrical was inoperable, missing bulbs. Bathroom was in good condition, was able to purchase an original toilet. September started removing wall board under the windows. Also removed rotted floor under the windows. Primed with a rust resistant paint. Painted roof with donated paint and primer from PPG. Cleaned and caulked around window frames. 2020 challenges: lots of time researching at home. Tracked down original equipment manufacturers. Built in 1975. Studying on how to remove rust cost effectively. Progress of 2020: system to protect the windows with plywood plugs. Plexiglass to protect windows. Mrs. Bonsor said vandalism was still happening at BRL. Lakeland Glass donated the glass and labor to replace them. Stripping started March 2020. Railyards painted over rust. It's porous and absorbs the compound. It wouldn't wash off. Rust is pretty extensive. July 10, 2020, the stripping process stopped. Dustless Blasting on Medina. Had a car show, too. Buckeye Sheet Metal rebuilt the frame of a window November 2020. Got down to bare metal. Someone vandalized the caboose. They got stuck on the inside of the caboose and ended up destroying the plywood system on the window to get out. July 22, 2021, they started painting the primer. September 29, 2021, the caboose was fully coated in epoxy primer. 2021 accomplishments: strung Christmas lights, opened for Light Up Lorain, prepped bay windows (sized differently). They're trying to find a manufacturer with an air-drying system. Challenges of 2022: supply chain issues, rainy and cold spring. Goal is to have a museum quality caboose. They want it to attract visitors, so people want to come look at it. Mr. Nielsen asked when it would be painted? Mr. Dembiec said its planned for this year. Mr. Nielsen said he drives by twice a day and it's becoming an eye sore. Mr. Dembiec said they're using the compressor. Mr. Nielsen said he would have done the outside first. Mr. Dembiec said it didn't work out. The blaster guy was \$7,500. The goal is to have it painted by the fall. Mr. Shaffer said they could have slapped paint on

it, but it wouldn't have lasted. Mr. Nielsen said he never thought this would take this long. They thought it would be a 2-year restoration. It's looked like 4-5 years. Mrs. Bonsor said it might be 4-5 years total. Mr. Nielsen said they need to work hard to clean it up. Mr. Mullins asked if there were financial issues? The group said no, they've spent \$25,000. Money isn't an issue. Humidity and bugs were an issue. Conditions change a lot during the summer. Museum in Baltimore, MD. Mr. Mullins said he's on the same page as Carl. He knows it was an uphill battle, but it's coming up on three years. It'd be nice to have the outside done. Mr. Nielsen said we're talking about expanding the stage. Significant investment in this site. Like a bad neighborhood house. Paint guns and drying system coming. They have the inside paint. Get rust off of metal and spray paint. Outside paint coming, goal is to finish by fall. Portable building around it. Goal is to do as much as they can before the Car Show. Mr. D. said they're just past the halfway point now. Mr. Mullins said we want to keep up the ambiance for what we're doing. We invest tens of thousands into this site each year. Committee wants help with advertising for car show.

IV. Report of Committees

A. Contract Management Committee

1. Neither Mr. Zellers nor Mr. Zgonc was present.

B. Strategic Development Plan Committee

1. Mr. Mullins said there is no report.

C. Marketing and Public Affairs Committee

1. Mr. Nielsen said he had no report.
2. Mr. Brown said the fireworks show was nice and colorful, but a little shorter than we're used to. They want a 25–30-minute show. The industry is up about 30 percent. We're thinking about asking for a discount for fireworks next year. There was a miscommunication with the fire department where they were counting the shells as single shots. Our budget was about 300 less shells, give or take. Longer show might require a larger budget. Mr. Mullins said he was disappointed. This might need revisited later.

3. Contract marketing, possible thing for the committee to think about. Sent out reminders on social media, can update website through WordPress (monthly). Want to update website with new pictures and make better content, still make the newsletter. Port happenings have been sent out through email, website links not updated. Interns working on the newsletter.
4. BRL Shirts are popular. People want to purchase them. If people donate a certain amount of money, they can get a T-shirt. We can give people a token of appreciation if they donate to the news page.

D. Financial Planning and Audit Committee

1. May 2022 Financial Statement: Mrs. Smith is not present. Mr. Brown said in the board packet there was a spreadsheet with three highlighted sections. The first section is the sale of real estate, projected sale (2175 additional revenue) . Under the contributions and donations under the miscellaneous column, 125 swing orders(some ordered, put out additional swings), further down the columns we have 11,841 dollars of additional revenue scheduled (combination of water taxis sponsorships and insurance refund check due to the fact we are no longer running rain control).

Mr. Mullins presented:

A RESOLUTION RATIFYING EXPENDITURES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO REVISE THE 2022 OPERATING BUDGET, TRANSFER AND APPROPRIATE FUNDS AND REQUEST AN AMENDED CERTIFICATE OF ESTIMATED RESOURCES FROM THE COUNTY AUDITOR.

Mr. Sommers moved to approve Resolution No. 2022-15. Second by Ms. Bonilla. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution Passed

2. Temporary Budget Appropriations for 2023: Mr. Brown said at 6:30 p.m. this evening there was a public hearing concerning the 2023 temporary budget. No public attendants. We need an operational budget between January 1 and when we pass the final budget. The permanent budget is usually set in February. We budget revenues and keep the expenses where they're at for

the next year. We did some movements and made sure there was enough money in the accounts for us to operate in the first quarter.

Mr. Mullins presented:

A RESOLUTION TO APPROVE THE 2023 ANNUAL BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE LORAIN PORT AUTHORITY.

Mr. Veard moved to approve Resolution No. 2022-16. Second by Mr. Nielsen. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution Passed

E. Bylaws and Personnel Committee

1. Mr. Sommers said he had no report.

V. Other Business

A. International Festival Inquiry: International Festival left a large amount of garbage outside the dumpsters. Is it appropriate to ask them why they did that? Mr. Brown said what happened was here was there was a large concert before International. Then, when litter was picked up on Monday, Murray Ridge had nowhere to put the garbage. There was no room in the dumpster, and dumpster pick up is on Wednesday. International placed their garbage next to the dumpster, and vendors added to the pile. Next year, we're thinking of having one large dumpster during the concert season. We want to find a better place for the dumpsters, so they're not in the middle. Our Republic Services contract ends October 31st, 2022. Currently, we have three trash and one recycling dumpster at Black River Landing. They're picked up every Wednesday, and extras are scheduled during summer months. People picking up the dumpsters don't get out of the truck, so the bags get torn and trash gets everywhere.

B. Joint Port Board Meeting: Next Monday, July 18 at 5:00 p.m. in City Council Chambers.

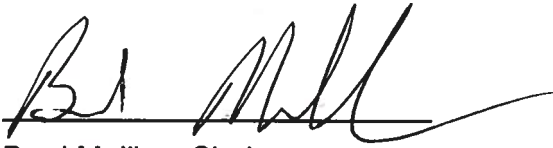
C. Trolls Under the Bridge Ribbon Cutting: Tomorrow, July 12 at 11:00 a.m. is the Trolls Shaved Ice Ribbon Cutting. We hope to get a nice crowd at Shakespeare in the Park this weekend. Another Shakespeare event is on July 31. It was very popular last year. People come out and relax and bring lawn chairs. Well-received, good crowd, a lot of compliments on the event.

VI. Public Comment

A. None.

VII. Adjournment

A. There being no further business to come before the board, Mr. Sommers moved to adjourn. Ms. Bonilla seconded. Meeting adjourned at 8:35 p.m.



Brad Mullins, Chairman



Tom Brown, Executive Director