

Lorain Port and Finance Authority
Board of Directors
Regular Meeting
Port Office
Tuesday, September 12, 2023, at 7:00 p.m.

Board of Directors: Ms. Kiraly; Mrs. Silva Arredondo; Messrs. Mullins, Nielsen,
Scott and Zgonc (6)

Staff: Tom Brown, Executive Director
Tiffany McClelland, Assistant Director
Kelsey Leyva-Smith, Office Manager
Mike Brosky, Esq., Port 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. May 24, 2023, Strategic Development Plan Committee Meeting: Mrs. Leyva Smith said there were no corrections or changes. Mrs. Silva Arredondo moved to approve the meeting minutes. Second by Ms. Kiraly. Motion carried.

B. July 20, 2023, Special Board Meeting: Mrs. Leyva-Smith said there were a few changes. She added Mrs. Smith as one of the staff attendees. She also added a 0 to the start time to correct it to 7:00 p.m. Mr. Nielsen moved to approve the meeting minutes as corrected. Second by Mr. Scott. Motion carried.

C. August 8, 2023, Regular Board Meeting: Mrs. Leyva Smith said she had no corrections. Mr. Scott moved to approve the meeting minutes. Second by Mr. Nielsen. Motion carried.

IV. Report of Officers

A. Chairman

1. Correspondence received:

a. Mr. Brown said there was no correspondence.

B. Executive Director

1. End of Summer Update: Mr. Brown said he has reached out to Oasis Marinas for an end of season meeting. The last Rockin' on the River is this Friday. New ROTR t-shirts in pink and green are available for anyone interested. It was an up and down season. Good performers, but weather issues. Alcohol sales have been down this year. Other venues are experiencing the same thing, so we aren't unique. Mr. and Mrs. Bob and Sandy Earley will be back next season for 2024. Labor Fest was last weekend. It was well attended and ran smoothly. Mr. John Gallo is doing a great job. This Saturday, FireFish will be burning their fish in the south parking lot on a mobile unit. The gate at Mile-Long Pier has been approved by the USACE and we will start with that installation as soon as possible. The quotes came back less than anticipated. The temporary gate has slowed things down and the Lorain Police Department has made improvements in patrolling. Things have improved in the last month. The Caboose is making progress. Their event called Roads, Rails N' Sales is Sept. 24 at BRL. When the caboose is complete, we'll have the marketing committee meet to discuss moving it to the site and what that will entail. Mr. Nielsen wants a business plan and insurance. Mr. Brown said we think we'll want to fence it in. Overall, not too bad with vandalism. Anything unattended is vulnerable to it. We'll do a walkthrough at the end of the season. We had four trees removed after the August 23 storms. Port-o-Johns were strewn about. The site needs a little time to rest and recover. We have a quote to redo the area under the triangle on the side of the office. Grass has never grown there. We're planning to take out the grass, add stone and maybe some perennials. We're still working on the bluff at Lakeside Landing. Everything on all sites grew remarkably. Trees needed trimmed twice. It was a growing season. We'll talk about projects for next year at a later meeting.

C. Assistant Director

1. Feasibility Study Update: Ms. McClelland said some of the board members have been contacted to participate and others provided names. Ms. Stacy Caddey is well underway with the interviews. We're hoping to get a few more interviews in the next two-to-three weeks. She will present her results at the October meeting. It will either be a special call or at the regular meeting. So far, very positive conversations. Ms. Caddey is the only one who knows what has been said, but she seems to be optimistic. Mr. Zgonc asked about the number of contacts. Ms. McClelland said she's done about 20 interviews so far. She wants about 25-30. We have a list of eight people to contact still, and she has about three interviews lined up. Mrs. Silva Arredondo asked to hold off scheduling the meeting until she's back in town on October 17.

V. Report of Committees

A. Contract Management Committee

1. Mr. Zgonc said there was no report.

B. Strategic Development Plan Committee

1. Mr. Zgonc 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. Ms. Bonilla and Mrs. Smith were absent. No report.

E. Bylaws and Personnel Committee

1. Meeting time change: Mrs. Silva Arredondo said the committee met today and recommended to the full board changing the regular meeting time to 6 p.m. Mr. Mullins moved to recommend to the full board changing the regular board meeting time from 7 p.m. to 6 p.m. Second by Mr. Nielsen. Motion carried.

VI. Other Business

- A. Mr. Scott asked about Mrs. Smith and the workload on the office? Mr. Brown said Mrs. Leyva Smith has been doing a stellar job and it hasn't gone unnoticed. She trained under Mrs. Smith, and Mrs. Smith will not have a lot of catching up to do when she returns. Mr. Scott asked about the financial reports? Mrs. Leyva Smith

said she hadn't done that before, but she's open to learning. Ms. Bonilla said she didn't mind waiting until Mrs. Smith returned. She'll be back in October.

B. Mr. Zgonc asked about the levy? Mr. Brown said the county is running the numbers. We should have that back by October.

VII. Public Comment

A. None.

VIII. Executive Session: Purpose of Property Disposition

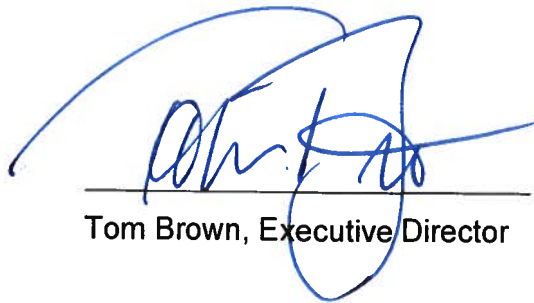
A. Mr. Brown said the executive session was unneeded.

IX. Adjournment

A. There being no further business to come before the board, Mr. Scott moved to adjourn. Ms. Bonilla seconded. The meeting adjourned at 8:09 p.m.



Brad Mullins, Chairman



Tom Brown, Executive Director