

Lorain Port and Finance Authority
Board of Directors
Regular Meeting
Port Office
Tuesday, May 14, 2024, at 6:00 p.m.

Board of Directors: Ms. Bonilla and Kiraly; Mrs. Silva Arredondo; Messrs.
Mullins, Scott, Simmons, Veard, Zellers and Zgonc (9)

Staff: Tom Brown, Executive Director
Yvonne Smith, Accountant
Kelsey Leyva Smith, Office Manager

Guests: Bob Stein
Rey Carrion, City of Lorain
Mary Springowski, City of Lorain
Thomas Springowski, citizen
John Elrod, The Morning Journal

I. Roll Call

A. The meeting was called to order at 6:03 p.m. by Chairman Brad Mullins with roll call indicating a quorum present.

II. Pledge of Allegiance

III. Disposition

A. February 13, 2024, Regular Board Meeting Minutes: Mr. Veard moved to approve the meeting minutes. Second by Mrs. Silva Arredondo. Motion carried.

B. March 25, 2024, Special Board Meeting Minutes: Ms. Bonilla moved to approve the meeting minutes. Second by Mr. Zellers. Motion carried.

IV. Report of Officers

A. Chairman

1. Correspondence received:

a. Aaron Simmons (Jevon Terance) Board Appointment: Mr. Brown said the appointment letter for Aaron Simmons aka Jevon Terance was in the board packet.

- b. Letter from Lorain Mayor Jack Bradley: Mr. Brown said Mayor Jack Bradley sent a letter about his idea to have an emeritus board with nonvoting members who could offer their expertise. Mr. Brown said he reached out to a few previous board members and there wasn't any interest. We will keep a pulse on it and revisit if former board members express interest.
- c. Nomination and election of Vice Chair position: Mr. Brown said in the bylaws, if there is a vacancy of the vice chair position, the board has the ability to elect a new one. Mr. Carl Nielsen was previously the vice chair. Mr. Mullins nominated Mr. Zellers to the position of vice chair. Second by Mr. Zgonc. With no other nominations, the motion carried.

B. Executive Director

1. Stage Update:

- a. Construction Update: Mr. Brown said we've been diligently having 1-2 meetings per week. We are 99 percent done with construction drawings. He said we did get the geotechnical reports back, which brought some new information but nothing remarkable. The architects don't seem to be too plagued by it, so they're working through those things. Mr. Brown said as we wrap that up, we'll have our final construction number, and at that point we'll come back to the board. Mr. Zellers has been involved in the calls. Mr. Zellers said it's getting to crunch time. We'll have subcontractors and drawings to review in the next couple of weeks. Any board member interested can review. Bids will be going out. It's exciting. He said we put together a good team with our architects and construction manager. They work very well together.
- b. Steering Committee Report: Mr. Mullins said they put together a group of individuals to help us raise money, create lists and go out to talk to people about raising money for the stage. He said he wouldn't elaborate on an amount, but we received a pretty sizable donation today. We're well on our way. The group is meeting weekly to talk about the list of names and hosting events to tell people why this is good for Lorain. So

far, everyone has given positive feedback and is very interested. The timing is here. We need to get this moving, but we're getting a lot of traction pretty quickly. Mr. Zellers said the co-chairs Ben Norton and Bob Campana are really excited. Energy at the top goes a long way. Mr. Zellers said we can all participate in a packet going out in the next two weeks to send out to potential donors. Two times a week the steering committee will have a presentation at the office to show people about the project. The more participation the donors see from the board the better. Mr. Scott asked if we had idea of where we stand as far as the phases are concerned. Mr. Zellers said we're getting much closer, but we have work to do. Mr. Mullins said they haven't event launched anything major yet. They're planning to have an event after Memorial Day for potential donors. He is encouraged by the cochairs' enthusiasm.

2. Gate at Mile-Long Pier Update: Mr. Brown said last August we came to the conclusion a gate was needed at the Mile-Long Pier. It started operating Friday. The hours are 6a-10p and subject to change as needed. It is meant to enhance safety and prohibit illegal late-night activities. We have the full support of the Lorain Police Department. Mrs. Silva Arredondo asked how people get out. Mr. Brown said the gate is pressure activated. He said there is a small minority vehemently against the gate, but the US Army Corps of Engineers has approved the gate. We're not trying to prohibit anyone from fishing, we're trying to prohibit riff raff.
3. ARPA Funding from City of Lorain Update: Mr. Brown said we received a commitment from the city for ARPA funding quite some time ago. The contract came before the board a couple of months ago. Mr. Mike Brosky asked for revisions and those revisions were approved. The city asked for some additional information and we supplied it as well. Mr. Kuszniir hopes it will be in the law director's office by Thursday.
4. Bass Pro Shops/Cabela's National Team Championship Report and Thank You to Our Partner Visit Lorain County: Mr. Brown thanked the board members who volunteered during the tournament. He said the staff did an

excellent job. The site was ready to go and looked great. The dinner Wednesday went well. We fed over 650 people. The first day was cancelled due to weather. The second day they had 287 boats participate. Staff helped at weigh-ins. A freighter came through on Saturday half-way through. Top weight for 5 walleye was over 41 pounds per day. The tournament director was impressed. Visit Lorain County came through in a big way financially and with volunteers. They have committed to doing events in the future. The 2025 tournament is in South Dakota. We threw our hat in the ring for 2026, but they may stay off the great lakes for a couple of years. We'd be happy to host any type of fishing event for them. Mr. Mullins said it was a success. Some of them had never been on Lake Erie. Mr. Brown said not every fish went to the food bank, but 10,000 pounds went to the food bank alone. Even with the weather they had a great time and love coming here. Mr. Zgonc wanted to compliment staff for the exceptional work we did and making the whole program move along. He wished the City of Lorain had welcomed the teams. No posters or banners or anything. He was disappointed we didn't do more. Mr. Mullins said it's a county-wide thing. He thinks everyone should get involved and agreed we can be more proactive.

5. Rockin' on the River: Volunteers needed Fridays, May 24 & June 7: Mr. Brown said volunteer days are fast approaching. May 24 is our pour date at Rockin' on the River. If we don't think we're going to have 20-22 volunteers, we can split it down the middle with a partner agency. Mr. Veard and Mr. Scott are out of town. Mr. Mullins and plus one are in. Mr. Mullins suggested splitting it. Mr. Zellers asked what time? Mr. Brown said about 5 p.m. Mr. Brown will send out a calendar invite. Our goal is 12, but if we get 20 we can all take breaks. Mr. Brown said rather than every show, we decided on the first Friday of every month. The first one is June 7. Tent will be in the normal location. For a few hours from 5:30-8:30p we hand out giveaways, collect emails and talk to people. After the first act we tear down, throw t-shirts on stage, and then go home.

6. 60th Anniversary: Mr. Brown said it was May 4, 2024. He thinks we've done well and fulfilled our mission. He's happy with where we're going. Mr. Mullins agreed and thinks we've made a positive impact on the city. He thinks the stage is a big milestone.

C. Assistant Director

1. Baker Tilly Municipal Advisors Agreement: Mr. Brown said before you is a resolution authorizing an agreement with Baker Tilly. As you may or may not recall, we were under contract in the past with Baker Tilly and we had a monthly retainer. As time when on, he and Mrs. McClland realized that we only need them on per-call basis, so we ended that contract some time ago but maintain that relationship. We anticipate needing to amortize some debt, but we hope to reduce that number as fundraising continues or if we get a good call from the state capital budget. Mr. Brown said we have to be prepared to get out to bid. If we don't get out to bid, we lose another construction season, so he sees it as a cost of business. It's. Baker Tilly will provide the leadership we need. Mr. Scott said we might be covered in executive session to discuss this. He doesn't feel comfortable making a vote tonight. Mr. Zgonc agreed more discussion was needed to make a vote.

Following executive session at the end of the meeting,

Mr. Mullins Presented:

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO EXERCISE AN ENGAGEMENT LETTER AGREEMENT RELATED TO SERVICES, GENERAL MUNICIPAL ADVISORY SERVICES AND INDEPENDENT REGISTERED MUNICIPAL ADVISOR ENGAGEMENT, AND MUNICIPAL ADVISORY SERVICES – DEBT ISSUANCE (REGULATED) WITH BAKER TILLY MUNICIPAL ADVISORS, LLC.

Mr. Scott moved to approve Resolution No. 2024-14. Second by Mr. Zellers. Roll call vote as follows:

Ayes: 9 Nays: Abstain: Resolution Passed

V. Report of Committees

A. Contract Management Committee

1. Sommers Insurance: Mr. Zellers turned the floor over to Mr. Brown. Mr. Brown said 3807 West Erie was still listed so that will be cleared up tomorrow. This is a new three-year renewal with Somers Agency. Amy and Dan have been responsive to our needs. This would be a three-year rate lock. The only one we can't is Great American. No company will go more than a year on boat insurance. They restructured the umbrellas on that a little.

Mr. Mullins presented:

A RESOLUTION AUTHORIZING PAYMENT TO SOMERS AGENCY, LLC FOR INSURANCE COVERAGE POLICIES FOR THE AGENCY.

Mr. Zellers moved to approve Resolution No. 2024-11. Second by Mr. Scott. Roll call vote as follows:

Ayes: 9 Nays: Abstain: Resolution Passed

2. Leadership Lorain County Intern: Mrs. Leyva Smith said she's been working with Leadership Lorain County to interview four potential intern candidates. The interns go through a vetting process and interview with someone at Leadership Lorain County before being recommended to interview with me. Ms. Olivia Stacklin accepted our offer and will start May 28. Last year she was the intern at Main Street Lorain. She lives in Vermillion and has a strong love for Lorain. She's a junior at Ohio University, has related experience and seems to be a perfect fit for our office.

Mr. Mullins presented:

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO ENTER INTO AN AGREEMENT WITH LEADERSHIP LORAIN COUNTY IN REGARD TO SUMMER INTERN STAFFING.

Mr. Veard moved to approve Resolution No. 2024-12. Second by Ms. Kiraly. Roll call vote as follows:

Ayes: 9 Nays: Abstain: Resolution Passed

B. Strategic Development Plan Committee

1. Mr. Zgonc said he had no report.

C. Marketing and Public Affairs Committee

1. Mr. Scott said he had no report at this time.

D. Financial Planning and Audit Committee

- 1. April 2024 Financial Statement: Ms. Bonilla said she met with Mrs. Smith earlier today. One lingering account is finally closed. She turned the floor over to Mrs. Smith. Mrs. Smith said everything went out in the board packet. She asked if anyone had any questions? Mr. Scott moved to approve. Second by Mr. Veard. Motion carried.
- 2. Then and Now Purchase Orders: Mrs. Smith said there were three. One was to Bricker Graydon, one was to the Walleye Federation and one was to the Lorain County Treasurer for health insurance.

Mr. Mullins presented:

A RESOLUTION TO APPROVE APPROPRIATIONS (THEN AND NOW CERTIFICATE) FOR THE LORAIN PORT AUTHORITY.

Mr. Zellers moved to approve Resolution No. 2024-13. Second by Mrs. Silva Arredondo.

Roll call vote as follows:

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

E. Bylaws and Personnel Committee

- 1. Mrs. Silva Arredondo said she had no report.

VI. Other Business

- A. Ms. Kiraly wanted to share a couple of potential grant opportunities. She offered to send the information to Mr. Brown.

VII. Public Comment

- A. Mr. Rey Carrion thanked the board for their time. He congratulated the port on its 60th anniversary. He thinks it's worth celebrating. He said the city is very excited about the stage project. The information that the plan is still moving forward aggressively is exciting to hear. The city is committed to seeing this happen. He will work with Mr. Kuszniir and the Building, Housing and Planning Department to get that done. He said the mayor is out of town but he wants to make a concerted effort to be more available at the meetings and at functions. He said to let them know if you need volunteers. They want the public to understand the city supports the port 100%. The rumors are the furthest from the truth. Lots of exciting things are happening in Lorain.

B. Mrs. Mary Springowski is a City Council at Large Member. She is making a commitment to attending our meetings. She thinks were best suited to be the economic development driver in the city thanks to the Ohio Revised Code.

VIII. Executive Session: Purposes of Property and Personnel

A. Ms. Kiraly moved to enter into executive session. Second by Mr. Zellers. Roll call vote as follows:

Ayes: 9 Nays: 0 Abstain: 0 Motion Passed

Mr. Scott moved to exit executive session. Mr. Veard seconded. Motion carried.

IX. Adjournment

A. There being no further business to come before the board, Mr. Veard moved to adjourn. Ms. Bonilla seconded. The meeting adjourned at 6:54 p.m.


Brad Mullins, Chairman


Tom Brown, Executive Director