



319 Black River Lane
Lorain, Ohio 44052
440.204.2269
lorainport.com

DATE: June 4, 2021
TO: Board of Directors
FROM: Brad Mullins, Chairman, Board of Directors
SUBJECT: Meeting Notice

Please be advised that a Regular Board Meeting has been scheduled for 7:00 p.m. on

Tuesday, June 8, 2021

Location:
Lorain Port and Finance Authority
319 Black River Lane
Lorain, OH 44052

cc: Mayor/Administration
City Council
Media

Lorain Port and Finance Authority

Board of Directors Regular Meeting

Tuesday, June 8, 2021, at 7:00 p.m.

Port Offices

AGENDA

- I. Roll Call
- II. Pledge of Allegiance
- III. Report of Officers
 - A. Chairman
 - 1. Correspondence received
 - B. Executive Director
 - 1. Oasis Marinas at Port Lorain Update
Presenter: Nate Moyer, Oasis Marinas Regional Manager
 - 2. Room Lease Contract with Rockin' on the River: Resolution No. 2021-__
Staff Presenter: Tom Brown, Executive Director
 - 3. Property Auction
Staff Presenter: Tom Brown, Executive Director
 - 4. Mentor Stage Tour
Staff Presenter: Tom Brown, Executive Director
 - 5. Updated Committees/Committee Assignment List
Staff Presenter: Tom Brown, Executive Director
 - 6. Maintenance Update
Staff Presenter: Tom Brown, Executive Director
 - 7. Marketing Items
Staff Presenter: Tom Brown, Executive Director
 - 8. Independence Day Fireworks Display: Sunday, July 4, 2021
Staff Presenter: Tom Brown, Executive Director
 - C. Assistant Director
 - 1. Intern Update
Staff Presenter: Tiffany McClelland, Assistant Director

2. Kelley’s Island Ferry Boat Line Update

Staff Presenter: Tiffany McClelland, Assistant Director

3. Brownfields Grant

Staff Presenter: Tiffany McClelland, Assistant Director

4. Inclusive Project Planning Grant: Resolution No. 2021-__

Staff Presenter: Tiffany McClelland, Assistant Director

IV. Report of Committees

A. Contract Management Committee

B. Strategic Development Plan Committee

C. Marketing and Public Affairs Committee

D. Grounds Maintenance and Capital Improvements Committee

E. Financial Planning and Audit Committee

1. May 2021 Financial Statement: Motion to approve

Staff Presenter: Yvonne Smith, Accountant

2. Budget Amendment: Resolution No. 2021-__

Staff Presenter: Yvonne Smith, Accountant

3. Advancement of Funds for Inclusive Project Planning Grant: Resolution
No. 2021-__

Staff Presenter: Yvonne Smith, Accountant

4. 2022 Appropriations

Staff Presenter: Yvonne Smith, Accountant

F. Bylaws & Personnel Committee

V. Other Business

VI. Public Comment

VII. Adjournment

RESOLUTION NO. 2021-__

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO ENTER INTO A LEASE AGREEMENT WITH RIVER CONCERTS LLC

WHEREAS, River Concerts LLC has requested to lease a storage room located at 319 Black River Lane, Lorain, OH 44052 for the 2021 concert season: and,

WHEREAS, the storage room is available and will support our event season; and,

WHEREAS, the lease price will be \$2,000.00 per season.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Lorain Port Authority:

SECTION I. That the Lorain Port Authority or his designee is hereby authorized to enter into a lease with River Concerts LLC for the 2021 concert season.

SECTION II. That said lease will be for \$2,000.00 for 2021 concert season.

SECTION III. It is found and determined that all formal proceedings and actions of this Board concerning and relating to the passage of this resolution were adapted in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including §121.22, of the Ohio Revised Code.

Ayes:

Nays:

Abstain:

Adopted:

Brad Mullins, Chairman

Tom Brown, Executive Director

LEASE AGREEMENT

This Lease is made and entered into this ____ day of _____ 2021, between the Lorain Port Authority as Lessor (hereinafter called the "Lessor") a Port Authority and political subdivision of the State of Ohio, and River Concerts LLC (hereinafter called the "Lessee").

Upon and subject to the provisions herein set forth, the Lessor agrees to and does hereby lease to the Lessee, and the Lessee does hereby lease from the Lessor for the lease term a space in the ferry terminal at the Black River Landing. Lessee is to receive sufficient space (approximately 160 square feet) for a concert storage facility.

Lessee shall make rent payments to the Lessor in the amount of \$2000.00 per season, January through December of any given year.

The Lessee shall make all rent payments directly to the Lessor at its principal place of business.

The Lessee, with the prior consent of the Lessor, may, in its discretion and at its expense, make from time to time any additions, modifications or improvements which it may deem desirable for its business purposes provided that no such additions, modifications or improvements shall adversely affect the structural integrity or strength of any improvements constituting a part of the facilities, substantially reduce the value of the facility or materially interfere with the use and operation thereof. All additions, modifications and improvements so made by the Lessee shall become and be deemed to constitute a part of the facility.

The Lessee releases the Lessor from, agrees that the Lessor shall not be liable for, and, from and after the date of execution and delivery of this Lease, and indemnifies the Lessor against, all liabilities, obligations, claims, damages, costs and expenses (including, without limitation, reasonable attorney's fees and expenses except as may be limited by law or judicial decision or order) imposed upon, incurred or asserted against the Lessor on account of: (a) ownership of any interest in the facility (b) any loss or damage to property or any accident or injury to or death of or loss by any person that may be occasioned by any cause whatsoever pertaining to the maintenance, operation and use of the facility or any part thereof or the adjoining sidewalks, curbs, vaults and vault space, if any, streets, alleys or ways; (c) all risk of loss and expenses arising out of the existence in, on or about the facility of hazardous substances or other materials hazardous to persons or property or arising out of the release by the Lessee of such substances.

This lease shall continue for a period of 1 year. After expiration of the initial lease term the lease can be renewed for an additional year provided Lessee provides notice to the Executive Director 30 days prior to the expiration of the original term. Lessor may terminate this lease at any time with 30 day notice to Lessee.

Upon non-payment of rent or any other event of default, one or more remedial steps may be taken.

- (a) The Lessor may declare all Rent Payments, together with any Additional Payments and other amounts payable hereunder to be immediately due and payable, whereupon the same shall become immediately due and payable;
- (b) The Lessor may re-enter and take possession of the facility without terminating this Lease and sublease the facility for the account of the Lessee, holding the Lessee liable for the difference between the rent and other amounts payable by such sublessee in such subleasing and the aggregate of the Rent Payments, Additional Payments and other amounts payable by the Lessee hereunder;
- (c) The Lessor may terminate this Lease, exclude the Lessee from possession of the facility and lease the facility to another, but holding the Lessee liable for all Rent Payments, Additional Payments and other amounts payable hereunder up to the effective date of such subleasing;
- (d) The Lessor may take whatever action at law or in equity may appear necessary or desirable to collect the Rent Payments, Additional Payments and other amounts then due and thereafter to become due, or to enforce performance and observance of any other obligation or agreement of the Lessee, under this Lease.

No remedy conferred or reserved by this Lease is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease or now or hereafter existing at law, in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Lessor to exercise any remedy reserved to it in this Article, it shall not be necessary to give any notice, other than such notice as may be expressly required herein.

If an event of default should occur and the Lessor should employ attorneys or incur other expenses for the enforcement of any obligation or agreement of the Lessee contained herein, the Lessee shall, on demand therefor and to the extent permitted by law, reimburse the reasonable fees of such attorneys and such other expenses so incurred.

In the event any agreement contained in this Lease should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

Upon the termination or expiration of this Lease, the Lessee shall surrender peaceably and promptly possession of the facility, leaving same in good condition and repair (ordinary wear and tear excepted).

All notices, certificates, requests or other communications hereunder shall be deemed to be sufficiently given when mailed by registered or certified mail, postage prepaid, or forwarded by overnight courier service, delivery charges prepaid, addressed to the appropriate Notice Address.

This Lease shall inure to the benefit of and shall be binding in accordance with its terms upon the Lessor and the Lessee and their respective successors and assigns.

This Lease may not be effectively amended, changed, modified, altered or terminated without the prior written consent of the Lessor and the Lessee.

This Lease may be executed in any number of counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same instrument.

If any provision of this Lease, or any covenant, stipulation, obligation, agreement, act, or action, or part thereof made, assumed, entered into, or taken thereunder or any application thereof, if for any reason held to be illegal or invalid, such illegality or invalidity shall not affect any other provision or any other covenant, stipulation, obligation, agreement, act or action or part thereof, made, assumed, entered into, or taken, each of which shall be construed and enforced as if such illegal or invalid portion were not contained herein. Nor shall such illegality or invalidity of any application thereof affect any legal and valid application thereof, and each such provision, covenant, stipulation, obligation, agreement, act, or action, or part shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

All covenants, stipulations, obligations and agreements of the Lessor contained in this Lease shall be effective to the extent authorized and permitted by applicable law. No such covenant, stipulation, obligation or agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future member, officer, agent or employee of the Lessor in other than his official capacity.

It is mutually agreed that the Lessor shall not be responsible for damage by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircraft, vehicles, smoke, vandalism or malicious mischief to the property of the Lessee and the Lessee shall not be responsible for damage to the property of the Lessor by the same perils as mentioned above regardless of the negligence of either party.

The captions and headings in this Lease are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Lease.

This Lease shall be governed exclusively by and construed in accordance with the laws of the State of Ohio.

All representations and warranties of the Lessee and the Lessor in this Lease shall survive the execution and delivery of this Lease.

IN WITNESS WHEREOF, the Lessor and the Lessee have caused this Lease to be duly executed in their respective names, all as of the date hereinbefore written.

Signed and acknowledged
in the presence of:

LORAIN PORT AUTHORITY

Signature

By: _____
Executive Director

Name: (Witnesses as to Lessor)

Signed and acknowledged
in the presence of:

RIVER CONCERTS, LLC

Signature

By: _____

Name: (Witnesses as to Lessee)

Attest: _____

COMMITTEE ASSIGNMENTS

May 12, 2021

CONTRACT MANAGEMENT COMMITTEE

Responsible for the approval, coordination and management of contracts, leases and other agreements with the Lorain Port Authority.

- Jeff Zellers, Chair
- Alan Zgonc, Vice Chair
- Carl Nielsen
- Matt Kusznr
- Jon Veard, Jr.

STRATEGIC DEVELOPMENT PLAN COMMITTEE

Responsible for the approval, coordination, prioritization and oversight of new development projects (both economic development and acquisition/sale/development of real property) within the strategic development plan area of the Lorain Port Authority.

- Matt Kusznr, Chair
- Brad Mullins, Vice Chair
- Jeff Zellers
- Neil Sommers
- Tamika Bonilla

MARKETING & PUBLIC AFFAIRS COMMITTEE

Responsible for the coordination and development of marketing and public affairs strategies of the Lorain Port Authority.

- Carl Nielsen, Chair
- Vassie Scott, Vice Chair
- Jon Veard, Jr.
- Al Zgonc
- Tamika Bonilla

FINANCIAL PLANNING & AUDIT COMMITTEE

Responsible for the approval of budget preparation, accounting system, funding applications (for budgetary purposes) and financial planning of the Lorain Port Authority.

- Matt Kuszniir, Chair
- Neil Sommers, Vice Chair
- Tamika Bonilla
- Vassie Scott
- Jeff Zellers

BYLAWS & PERSONNEL COMMITTEE

Responsible for updating, maintaining and implementing the Bylaws and Personnel Manual of the Lorain Port Authority.

- Neil Sommers, Chair
- Jon Veard, Jr., Vice Chair
- Alan Zgonec
- Brad Mullins
- Vassie Scott

PLEASE NOTE:

All Board members are welcome to attend any committee meeting, however, only designated committee members will have voting power.

RESOLUTION NO. 2021-__

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR THEIR DESIGNEE TO ENTER INTO A GRANT AGREEMENT BY AND BETWEEN JOBSOHIO, A MEMORANDUM OF UNDERSTANDING (MOU) BY AND BETWEEN THE CITY OF LORAIN, LORAIN PORT AUTHORITY AND JOBSOHIO AND A CONTRACT FOR THE PURPOSE OF PROFESSIONAL SERVICES, PENDING MINOR NONSUBSTANTIVE CHANGES AND LEGAL COUNSEL APPROVAL.

WHEREAS, the Lorain Port Authority in conjunction with the City of Lorain applied for funding through the Inclusive Project Planning program offered by JobsOhio; and

WHEREAS, JobsOhio's mission is to drive job creation and new capital investment in Ohio through business attraction, retention, and expansion efforts; and

WHEREAS, the Lorain Port Authority and the City of Lorain both recognize the need to complete a market and financial feasibility analyses to better position the City for development of three publicly owned priority sites; and

WHEREAS, the Lorain Port Authority and the City of Lorain have been notified of an award of funds to complete a market and financial feasibility analyses; and

WHEREAS, in order to accept the grant, the Lorain Port Authority must enter into the grant agreement with JobsOhio for the acceptance of funds; and

WHEREAS, JobsOhio has requested a joint three-way MOU between the Lorain Port Authority, the City of Lorain and JobsOhio; and

WHEREAS, the Lorain Port Authority will be the contracting agency with 4ward Planning Inc, the company chosen for the professional services by JobsOhio for this grant award for the Site Area Redevelopment Analysis and Strategic Plan Proposal; and

WHEREAS, in order for the Lorain Port Authority to proceed with this grant, the Grant Agreement, MOU and the Contract with 4ward Planning Inc will all need to be executed.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Lorain Port Authority:

SECTION I. That the Executive Director or his designee is hereby authorized to enter into a Grant Agreement by and between the Lorain Port Authority and JobsOhio for the Project.

SECTION II. That the Executive Director or his designee is hereby authorized to enter into an MOU by and between the City of Lorain, the Lorain Port Authority and JobsOhio for the Project as outlined below.

SECTION III. The Project consists of a complete market and financial feasibility analyses in support of attracting private redevelopment activity to the city of Lorain. The analyses will be focused on three publicly owned priority sites-Pellet Terminal (36.3 acres); Black River Park South (14.5 acres); Boat Launch (42.1 acres). The proposed six-phase, six-month effort, will culminate with an actionable, redevelopment strategy for us to execute. The final product will be a document that is flexible, in terms of capitalizing on changing macro-economic circumstances and capable of creating value through sustainable based business investment and living-wage employment within the areas of focus, while minimizing environmental and fiscal impacts. In other words, a sustainable economic development strategy.

SECTION IV. That the Executive Director or his designee is hereby authorized to enter into a contract by and between the Lorain Port Authority and 4ward Planning Inc, the chosen agency for this project by JobsOhio for the scope of work outlined in Exhibit A of the Grant Agreement as per the Grant requirements.

SECTION V. The amount for contractual services totals \$41,800, with the grant award from JobsOhio totaling 50% or \$20,900. The City of Lorain grant match will total \$10,900 and the Lorain Port Authority is responsible for a grant match amount not to exceed \$10,000 for services. The Lorain Port Authority will be the contracting agency with 4ward Planning Inc, with both JobsOhio and the City of Lorain reimbursing the Lorain Port Authority for their grant match, as outlined in the MOU.

SECTION VI. It is found and determined that all formal proceedings and actions of this Board concerning and relating to the passage of this resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal Requirements, including Section 121.22, of the Ohio Revised Code.

Ayes:

Nays:

Abstain:

Adopted:

Bradly Mullins, Chairman

Tom Brown, Executive Director

GRANT AGREEMENT
LORAIN PORT AUTHORITY

This Grant Agreement (“**Agreement**”), effective as of May 15, 2021 (the “**Effective Date**”), is entered into by and between **JobsOhio**, an Ohio nonprofit corporation having its principal place of business at 41 S. High Street, Suite 1500, Columbus, Ohio 43215 (“**Grantor**”) and **Lorain Port Authority**, a port authority organized pursuant to Ohio Revised Code Chapter 4582 having its principal place of business at 319 Black River Lane, Lorain, Ohio 44052 (“**Grantee**”), to set forth the terms and conditions upon which Grantor will provide financial assistance to Grantee. Grantor and Grantee are sometimes collectively referred to as “**parties**,” or separately as a “**party**.”

1. Project Description; Reports.

(a) Grantee will use the Grant Funds provided for herein solely to pay for the contracted expenses of 4ward Planning Inc.’s site area redevelopment analysis and strategic plan of three publicly controlled sites in the city of Lorain for potential redevelopment in accordance with the “**Site Area Redevelopment Analysis and Strategic Plan Proposal**” attached hereto and incorporated herein as Exhibit A (the “**Project**”). Grantee shall provide Grantor with a fully executed copy of Exhibit A or a substantially similar agreement relating to the Project prior to or upon Grantee’s disbursement request pursuant to Section 2(c) below.

(b) Status Reports. Grantee shall submit monthly Project status reports to Grantor which provide a summary of the Project activities conducted during the prior month along with any other information arising from the Project as may be reasonably requested by Grantor.

(c) Final Report. Upon the completion of the Project, Grantee shall provide Grantor with a copy of any final reports, plans, or other deliverables arising from or in connection with the Project in accordance with Exhibit A.

2. Payment of Grant Funds.

(a) Grant. Grantor hereby grants to Grantee funds in an aggregate amount of up to Twenty Thousand Nine Hundred and 00/100 dollars (\$20,900.00) (the “**Grant Funds**”) to be used for the sole and express purpose of undertaking and completing the Project. The Grant Funds will be disbursed in one installment, subject to Grantor’s discretion consistent with Sections 2(b) and (c) herein.

(b) Use of Funds. Grantee shall not use the Grant Funds for any purpose other than completion of the Project in accordance with Exhibit A. Grantee further understands and agrees that it may not expend any portion of the Grant Funds: (1) for the carrying on of propaganda or otherwise attempting to influence legislation; or (2) to intervene in any political campaign (including the publishing or distribution of statements) on behalf of or in opposition to any candidate for public office.

(c) Disbursement Request. Grantor’s request for disbursement of the Grant Funds shall be submitted to Grantor in writing upon completion of the Project and will include documentation supporting the expenditures incurred for the Project along with all other documentation as may be reasonably requested by Grantor.

3. Agreement Deadlines and Term.

(a) Project Completion. Grantee shall complete the Project no later than December 31, 2021 (the “**Completion Date**”).

(b) Term of Agreement. This Agreement will be in effect from the Effective Date through the Completion Date, unless it is terminated earlier as provided in Section 6 (the “**Term**”). Grantee acknowledges, however, that the Term may extend beyond the Completion Date for purposes of Grantee submitting its disbursement request and payment of Grant Funds by Grantor.

4. Records Maintenance and Access.

(a) Maintenance of Records. Grantee shall establish and maintain its records regarding this Agreement, the Grant Funds, and the Project for at least one (1) year after the Completion Date or any earlier termination date. If any audit, dispute, or litigation is then pending, however, Grantee shall maintain such records as may be relevant to such matter until the audit, dispute, or litigation is fully resolved.

(b) Inspection and Copying. At any time during normal business hours and upon not less than twenty-four (24) hours prior written notice, Grantee shall make available to Grantor and its agents all books and records regarding this Agreement, the Grant Funds, and the Project which are in the possession of control of Grantee. Grantor and its agents may review, audit, and make copies of such books and records, and any such inspection of books and records will be undertaken in such a manner as not to interfere unreasonably with the normal business operations of Grantee. Grantee shall, at its own cost and expenses, segregate records to be made available for inspection pursuant to this section from Grantee's other records of operation.

5. Representations and Warranties.

(a) Organization. Grantee is a port authority organized pursuant to Ohio Revised Code Chapter 4582 and has the requisite power to carry on its business as it is presently being conducted, and to enter into and observe the provisions of this Agreement.

(b) Authority. The entering into and performance by Grantee of this Agreement and the execution and delivery of all instruments required under this Agreement have been authorized by all necessary corporation action and will not violate any law, rule, regulation, order, writ, judgment, decree, determination or award presently in effect and having applicability to Grantee or any provision of Grantee's organizational documents, or result in breach of or constitute a default under any other agreement or instrument to which Grantee is a party or by which it or its property may be bound or affected.

(c) Binding Obligation. This Agreement constitutes the legal, valid, and binding obligation of Grantee.

(d) Legal Actions. There are no legal actions, suits, or proceedings pending or, to the knowledge of Grantee, threatened against Grantee before any court, arbitrator, or administrative agency, which, if determined adversely to Grantee, would have an adverse effect on the financial condition of Grantee.

(e) Consents. No authorization, consent, or approval, or any formal exception of any governmental body, regulatory authorities (federal, state, or local) or mortgagee, creditor or third party is or was necessary to the valid execution and delivery by Grantee of this Agreement.

(f) Defaults. Grantee is not in default under this Agreement or under any other contract between Grantor and Grantee. Grantee is not in default of any obligation, covenant, or condition contained in any bond, debenture, note, or other evidence of indebtedness, or any mortgage or collateral instrument securing the same.

(g) Construction. Grantee represents that it had reasonable opportunity to participate in the negotiation of this Agreement. In any construction to be made of this Agreement, the same shall not be construed against any party on the basis that the party was the drafter. In entering this Agreement, Grantee represents that it relied upon, or had reasonable opportunity to consult with the advice of its attorneys, who are attorneys of its own choice and that the terms of this Agreement and the exhibits attached hereto and all documents incorporated herein are fully understood and voluntarily accepted by it.

(h) Adherence to State and Federal Laws. Grantee shall comply with all applicable federal, state, and local laws in the performance of Grantee's obligations under this Agreement, including the operation and completion of the Project, as long as Grantee has any obligation to Grantor under this Agreement. Without limiting the generality of such obligation, Grantee shall pay or cause to be paid all unemployment compensation, insurance premiums, workers' compensation premiums, income tax withholding, social security withholding, and any and all other taxes or payroll deductions required for all employees or contractors engaged by Grantee in connection with the Project.

6. Default and Remedies.

(a) Default. Grantee shall be in default of this Agreement if (i) any representation, warranty or other certification made by Grantee to Grantor hereunder or in any other writing related to the Project or the Grants Funds is false or misleading at any time, or (ii) Grantee fails to perform any of its obligations under this Agreement including, without limitation, Grantee's obligations under Sections 1, 4, and 5 hereof, or (iii) the Project is not completed during the Term due to actions, in whole or in part, of Grantee.

(b) Remedies. Upon default by Grantee, Grantor may exercise one or more of the following remedies:

(i) Discontinue Disbursements. If the Grant Funds have not been fully disbursed, Grantor may suspend or terminate any and all of its obligations under this Agreement, including the obligation to make further disbursements of Grant Funds to Grantee.

(ii) Demand Repayment of Grant Funds. Grantor may demand repayment of all or a portion of Grant Funds disbursed to Grantee. Grantee shall repay such Grant Funds within thirty (30) days after written demand by Grantor.

(iii) Other Legal Remedies. Grantor may pursue any other legal or equitable remedies Grantor may have under this Agreement or applicable law.

(c) Early Termination. Grantor may also terminate this Agreement if Grantee (i) defaults under another Agreement between the Grantor and Grantee, the default of which would have a material adverse effect on Grantee's business or operations, (ii) admits Grantee's inability to pay its debts as such debts become due, (iii) Grantee commences a voluntary bankruptcy, (iv) an involuntary bankruptcy action occurs against Grantee which remains undismissed or unstayed for sixty (60) days, or (v) Grantee fails to meet the minimum funding requirements under the Employee Retirement Income Security Act or other such employee benefits plan. The events permitting early termination by Grantor shall be considered a default by Grantee and subject to the remedies available under paragraph (b) of this Section.

(d) Remedies Cumulative. No remedy provided to Grantor under this Agreement or otherwise by law or in equity is exclusive of any other available remedy. No delay or omission by Grantor in exercising any right or power accruing upon any default shall impair any such right or power or be construed as a waiver, and each such right or power may be exercised from time to time as often as may be deemed expedient by Grantor.

(e) Effects of Termination; Final Report. Within sixty (60) days after termination of this Agreement following any default, Grantee shall provide Grantor with a final report setting forth the total expenditure of the Grant Funds by Grantee and the status of the Project at the time of termination. The final report shall be prepared, signed, and certified by its President, executive director, treasurer, or other officer of Grantee authorized to sign tax returns on behalf of Grantee that the information reported by Grantee is true and accurate. This reporting obligation will survive the termination of this Agreement.

(f) Grantor's Expenses. Grantee shall reimburse Grantor for all expenses, including, without limitation, reasonable attorneys' fees, in connection with the enforcement of this Agreement.

7. No Liability. Grantor shall not be responsible or liable for any loss, claim, damage, cost, and expense arising from or related to the Project or any failure by Grantee to comply with its obligations under the Project or this Agreement, including, without limitation, any failure of any representation or warranty of Grantee to be correct in all respects, and any performance or non-performance by Grantee, its directors, officers, employees, agents, or affiliates of any obligations or activities required under this Agreement or in furtherance of the Project.

8. Notice. Any notice or report required or permitted to be given under this Agreement shall be deemed to have been sufficiently given for all purposes if mailed by first class certified or registered mail or sent by commercial delivery to the following addresses of the parties or to such other address as either party may hereafter furnish by written notice to the other party.

If to Grantor:

JobsOhio
41 South High Street
Suite 1500
Columbus, Ohio 43215
Attn: Don Grubbs, General Counsel

If to Grantee:

To the Grantee contact and address as set forth
on page one of this Agreement.

9. Miscellaneous.

(a) Governing Law. This Agreement shall be governed by the laws of the State of Ohio as to all matters including, but not limited to, its validity, construction, effect, and performance.

(b) Forum and Venue. Grantee irrevocably submits to the non-exclusive jurisdiction of any federal or state court sitting in Lorain County, Ohio, in any action or proceeding arising out of or related to this Agreement. Grantee agrees that all claims in

respect of such action or proceeding may be heard and determined in any such court, and Grantee irrevocably waives any objection it may now or hereafter have as to the venue of any such action or proceeding brought in such court or that such court is an inconvenient forum.

(c) Entire Agreement. This Agreement, including its exhibits and documents incorporated into it by reference, constitutes the entire agreement and understanding of the parties with respect to its subject matter. Any prior written or verbal agreement, understanding, or representation between the parties or any of their respective officers, agents, or employees is superseded and no such prior agreement, understanding, or representation shall be deemed to affect or modify any of the terms or conditions of this Agreement.

(d) Severability. Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under any applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions of this Agreement.

(e) Amendments. This Agreement may not be amended or modified except upon such terms as both parties may agree in a writing executed by authorized representatives of each party.

(f) Forbearance Not a Waiver. No act of forbearance or failure to insist upon the prompt performance by Grantee of its obligations under this Agreement, either express or implied, will be construed as a waiver by Grantor of any of its rights under this Agreement or applicable law.

(g) Pronouns. The use of any gender pronoun will be deemed to include the other gender, and the use of any singular noun or verb will be deemed to include the plural, and vice versa, whenever the context so requires.

(h) Assignment. Neither this Agreement nor any rights, duties, or obligations of Grantee pursuant to this Agreement will be assigned by Grantee without the prior express written consent of Grantor, which will not be unreasonably withheld. Any purported assignment not made in accordance with this paragraph will be void.

(i) Counterparts. This Agreement may be executed in multiple counterparts, each of which will constitute an original and all of which together will form a single instrument. Delivery of an executed signature page to this Agreement by electronic transmission (including in Adobe PDF format) will be effective as delivery of a manually executed counterpart to this Agreement.

[This space is intentionally left blank; the signature page immediately follows.]

Effective as of the Effective Date, each of the parties has caused this Grant Agreement to be executed by its authorized representatives as of the dates set forth below their respective signatures.

GRANTEE:

GRANTOR:

Lorain Port Authority

JobsOhio, an Ohio nonprofit corporation

By: _____

By: _____

Printed Name: _____

Printed Name: Kristi Tanner

Title: _____

Title: Senior Managing Director

Date: _____

Date: _____

Exhibits incorporated by reference herein:

Exhibit A – Site Area Redevelopment Analysis and Strategic Plan Proposal

EXHIBIT A

SITE AREA REDEVELOPMENT ANALYSIS AND STRATEGIC PLAN PROPOSAL

[insert]

**MEMORANDUM OF UNDERSTANDING BY AND BETWEEN
THE CITY OF LORAIN, THE LORAIN PORT AND FINANCE AUTHORITY,
AND JOBSOHIO**

THIS MEMORANDUM OF UNDERSTANDING (“MOU”), effective as of April 23, 2021 (“**Effective Date**”), is entered into by and between the City of Lorain located at 200 W Erie Avenue, Lorain, Ohio 44052 and the Lorain Port Authority located at 319 Black River Ln, Lorain, Ohio 44052 (“**Community Partners**”) and JobsOhio, an Ohio nonprofit corporation (“**JobsOhio**”), located at 41 South High Street, Suite 1500, Columbus, Ohio 43215. Community Partners and JobsOhio are sometimes collectively referred to herein as the “**Parties**” and individually as a “**Party**.”

WHEREAS, JobsOhio’s mission is to drive job creation and new capital investment in Ohio through business attraction, retention, and expansion efforts;

WHEREAS, in furtherance of its mission, JobsOhio desires to contract with various professional service entities (each a “**Service Provider**”) to leverage their expertise in support of economically distressed Ohio communities in areas including, but not limited to, market and industry studies, building or site due diligence, capacity planning and stakeholder coordination, capital or budget planning, advising on local economic development tools, development timeline planning, and marketing and prospectus development in order to help advance critical development projects (the “**Inclusive Project Planning Program**”);

WHEREAS, in connection with its Inclusive Project Planning Program, JobsOhio has agreed to provide a grant to the Lorain Port and Finance Authority to contract with a Service Provider in support of Community Partners to implement a strategic and potentially catalytic project (the “**Project**”) as more thoroughly described in Section 1.1.1 below;

WHEREAS, Community Partners acknowledges that the Project could not be completed absent JobsOhio’s agreement to contract with and pay the Service Provider to implement the Project;

WHEREAS, Community Partners and JobsOhio are willing to cooperate as set forth in this MOU in order to successfully complete the Project;

NOW, THEREFORE, in consideration of the mutual promises and obligations contained in this MOU, the sufficiency and receipt of which the Parties hereby acknowledge, the Parties agree as follows:

Party Responsibilities

1.1 Mutual responsibilities of Community Partners and JobsOhio under this MOU:

- 1.1.1 The Parties shall jointly and collaboratively work with Service Provider to implement the Project, which is further described as follows:

The project consists of a complete market and financial feasibility analyses in support of attracting private redevelopment activity to the city of Lorain. The analyses will be focused on three publicly owned priority sites-Pellet Terminal (36.3 acres); Black River Park South (14.5 acres); Boat Launch (42.1 acres). The proposed six-phase, six-month effort, will culminate with an actionable, redevelopment strategy for us to execute. The final product will be a document that is flexible, in terms of capitalizing on changing macro-economic circumstances and capable of creating value through sustainable based business investment and living-wage employment within the areas of focus, while minimizing environmental and fiscal impacts. In other words, a sustainable economic development strategy.

1.1.2 The Parties agree to comply with all applicable federal state, and local laws in connection with this MOU

1.1.3 Nothing herein will be construed to imply, by reason of the Parties' engagement hereunder, that one Party will have or may exercise any right of control over the other with regard to the manner or method of either Party's performance of their respective obligations in connection with this MOU.

1.2 Community Partners' responsibilities under this MOU:

1.2.1 Community Partners shall designate and maintain a point of contact for the Project to partner with JobsOhio for oversight of the Project.

1.3 JobsOhio's responsibilities under this MOU:

1.3.1 JobsOhio shall designate and maintain a point of contact for the Project to partner with Community Partners for oversight of the Project.

No Compensation

2.1 Neither Party shall make or owe the other Party any monetary payments or compensation of any kind for the execution of this MOU, or in connection with the performance of such Party's responsibilities under this MOU or in relation to the Project. This paragraph in no way effects the obligations of the parties outlined in Section 2.2.

2.2 The obligation of each party specifically in conjunction with Exhibit A is outlined as follows: The contracting authority with 4ward Planning will be the Lorain Port Authority. The Lorain Port Authority will be responsible for paying the contractor, totaling \$41,800. Of this cost, \$20,900 will be reimbursed to the Lorain Port Authority from JobsOhio and \$10,900 will be reimbursed to the Lorain Port Authority from the City of Lorain. Request for disbursement of the funds shall be submitted to each party in writing upon completion of the Project.

2.3 Each Party shall bear its own costs and expenses incurred by it under or in connection with this MOU.

Term & Termination

3.1 This MOU commences on the Effective Date and will expire either two (2) years from the Effective Date or upon the expiration of the Project, whichever occurs last.

3.2 This MOU may be terminated by either Party upon sixty (60) days' written notice to other Party.

Limitation of Liability

4.1 IN NO EVENT WILL EITHER PARTY, ITS AFFILIATES OR SUBSIDIARIES, OR ITS OR THEIR DIRECTORS, OFFICERS, EMPLOYEES AND OTHER PERSONNEL BE LIABLE TO THE OTHER PARTY FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, PUNITIVE OR SPECIAL DAMAGES INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS, ARISING OUT OF THIS MOU, EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. For the avoidance of doubt, any fines or penalties assessed on a Party under applicable law arising out of the other Party's breach of this MOU are direct damages.

Successors & Assigns

5.1 Neither this MOU nor any rights, duties, or obligations hereunder may be assigned or transferred in whole or in part by either Party to another without the prior written consent of the non-assigning or non-transferring Party.

Counterparts

6.1 This MOU may be executed in two or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument. Delivery of an executed signature page to this MOU by facsimile or other electronic transmission (including documents in Adobe PDF format) will be effective as delivery of a manually executed counterpart to this MOU.

Severability

7.1 If any term or provision set forth in this MOU will be invalid or unenforceable as applied in any particular case or in general, this will not have the effect of rendering any other term or provision of this MOU invalid or unenforceable unless the severing of that invalid or unenforceable term from the MOU results in the loss of the practical realization of the benefits anticipated or intended by the Parties.

Entire Agreement; Amendment; Waiver

- 8.1 This MOU contains the entire agreement between the Parties with respect to the subject matter contained herein and supersedes all prior discussions and writings with respect to the subject matter hereof.
- 8.2 No waiver, modification, or amendment of the terms of this MOU will be binding upon either Party unless made in writing and signed by a duly authorized representative of both Parties.
- 8.3 A waiver by any Party of any breach or default by the other Party of this MOU shall not constitute a continuing waiver by such Party of any subsequent breach or default.

Governing Law

9.1 This MOU, and all matters arising out of or relating to this MOU, will be governed by, and construed in accordance with, the laws of the State of Ohio.

Signature Authority

10.1 The signatories below represent that each has the full authority of their respective named entities to legally bind them to the terms of this MOU.

IN WITNESS WHEREOF, the parties have executed this MOU as of the last date and year written below.

THE CITY OF LORAIN

JOBSSOHIO, an Ohio nonprofit corporation

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

THE LORAIN PORTAUTHORITY

By: _____

Name: _____

Title: _____

Date: _____



4ward Planning Inc.
325 Chestnut Street
Suite 800
Philadelphia, PA 19106
267.480.7133 (o)
866.989.0021 (f)

Is Your Land-Use Strategy “4ward Tested”?™

November 12, 2020

Mr. Bryce Sylvester
Director of Site Strategies – Team NEO
1111 Superior Avenue
Suite 1600
Cleveland, OH 44114

Dear Mr. Sylvester:

4ward Planning Inc. is pleased to submit this proposal for professional consulting services, pursuant to performing market and financial feasibility analyses in support of attracting private redevelopment activity to the city of Lorain.

Our firm has local, regional, and national experience in providing economic and real estate strategic planning consulting services to statewide agencies, county governments, and local jurisdictions throughout the northeast and Midwestern United States.

I trust you will find our proposal and professional experience more than suitable to project objectives. I look forward to hearing from you soon.

Very truly yours,

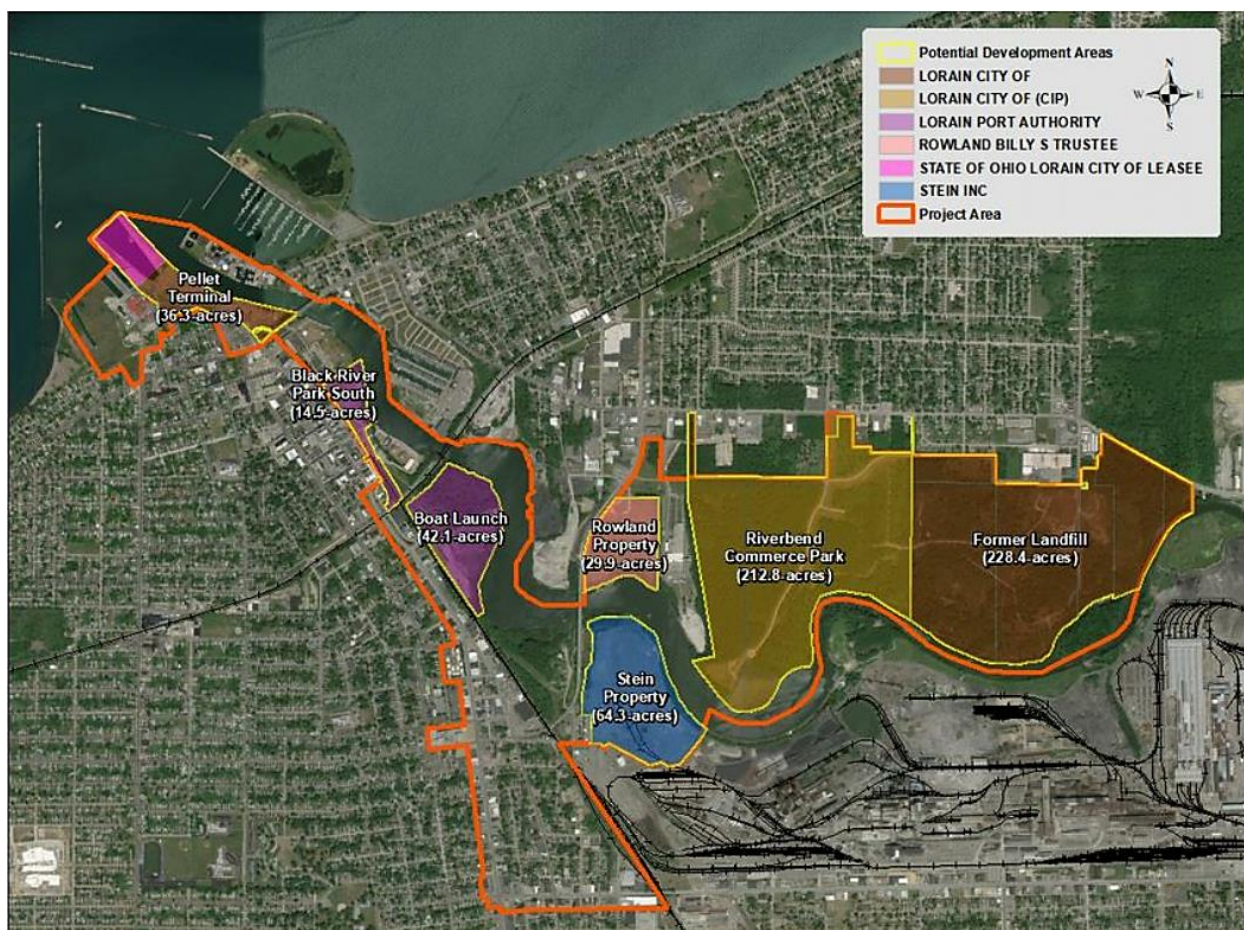
A handwritten signature in green ink, appearing to read 'Todd J. Poole', is written in a cursive style.

Todd J. Poole
President and Managing Principal

Project Understanding

In July of 2017, the Lorain County Community Development Department received a U.S. Environmental Protection Agency (EPA) Brownfield Area Wide Planning Grant with the purpose of repositioning properties for redevelopment. Through the area wide planning process, the County identified a “subject area” in the city of Lorain for potential redevelopment. Specifically, the subject area consists of five separate publicly-owned properties totaling roughly 533.6 acres, and two private properties totaling 94.2 acres.

Recognizing that the best means to attract private investment to the sites (as well as influencing sound redevelopment), the city of Lorain and the City of Lorain Port Authority desire a professional highest and best use (HBU) study for three of the five publicly controlled sites: *Pellet Terminal (36.3 acres)*; *Black River Park South (14.5 acres)*; *Boat Launch (42.1 acres)*.



A HBU, for purposes of the subject properties will be focused on what may be legally permissible, physically possible, market receptive and financially remunerative to private developers. The main components of an HBU are market and financial feasibility analysis; recommendations for zoning updates

are a byproduct of such an analysis and it is further assumed that all market receptive land uses will be physically possible.

Approach

4ward Planning's project approach, tested and proven over many projects, is built upon a series of steps including data and information gathering, collaborative input, and constant communication with key stakeholders. We believe the three site area study and strategic plan should reflect and leverage current and prospective economic assets and strengths within Lorain City and surrounding region, while affording measures to reverse or mitigate the local area's liabilities and weaknesses.

Below, we have proposed a six-phase, six-month effort, culminating with an actionable, redevelopment strategy. We have structured the study such that each successive task builds upon the findings of prior tasks, permitting a strong foundation upon which to make recommendations. Areas of focus within our approach include the following:

- Stakeholder interviews, municipal and Port Roundtable (key officials), and interviews with real estate brokers, active area developers, and local and county economic and planning professionals (all of which will need to take place via phone or an online webcast application)
- Comprehensive socio-economic, labor and industry, and real estate market analysis (4ward Planning will take care to make adjustments to demand and supply trends, where practical, due to pandemic related economic disruptions to the national and regional economies).
- Financial feasibility and fiscal impact analyses associated with build-out (4ward Planning will take care to make adjustments to metrics used for these analyses, based on educated assumptions related to pandemic induced economic disruptions).
- Recommended action steps and responsible actors, based on preferred redevelopment scenarios for each of the three study sites

All along the way, our study methodologies and data and information sources will be documented, so that any interested party may validate our findings.

Finally, it is our intent to produce a document that is flexible, in terms of capitalizing on changing macro-economic circumstances (particularly important, now, in light of economic disruptions, nationally and regionally), and capable of creating value through sustainably based business investment and living-wage employment within the areas of focus, while minimizing environmental and fiscal impacts – a sustainable economic development strategy.

A more detailed explanation of each of the proposed areas of focus is included in the following sections.

Scope of Services

Phase 1 - Kick-Off Activities and Existing Conditions Review

Task. 1.1 Kick-Off Meeting, Existing Conditions Review, and Study Area Tour

4ward Planning will meet on-site with the Project Task Force (PTF) and establish a communications protocol, and jointly discuss refinements to our proposed project budget and schedule (this may be done in person or via a conference call), as appropriate. We will also conduct a tour of the city and the study areas, so as to gain an on-the-ground perspective and learn of any emerging issues concerning each site. This task will include a review of prior studies, relevant local and/or state legislation, and other germane work products. Specific documents and information requested for review will include, but not be limited to the following:

- Current zoning/subdivision land development ordinances for the City;
- Any other current and pending development improvement plans;
- Any GIS files and layers for the City, including, but not limited to:
 - Land use, zoning
 - Topography
 - Community services and infrastructure, including water and sewer utilities
 - Transportation infrastructure
 - Utilities
 - Environmentally sensitive lands;
- A list of infrastructure updates and upgrades (transit and roadway related improvements, in particular), and business incentive programs; and
- Proposed commercial and multi-family projects submitted for local and/or county planning board review.

Deliverable: Summary of report review findings and refined project budget and schedule (if pertinent).

Phase 2 - Comprehensive Market Analysis

4ward Planning will conduct an analysis of socio-economic, labor and industry, and real estate trends for the city of Lorain and comparison geographies. The following sections describe each subtask in more detail.

Task. 2.1 Socio-Economic Trends Analysis

Utilizing a combination of published government data (U.S. Census, Bureau of Labor Statistics, and the Ohio Development Services Agency) and proprietary analysis software (Esri Community Analyst), 4ward Planning will prepare a series of data tables comparatively illustrating demographic trends for Lorain, a

30-minute drive-time contour from the center of the “subject area,” as defined within the Lorain County’s Brownfield Area Wide Planning Grant submission (serving as a primary market area), and Lorain County. Specifically, demographic trends associated with population, households, age cohorts, and population density will be analyzed. Additionally, we will analyze household income distribution, unemployment and poverty rates, housing tenure, and consumer expenditure estimates (including restaurant, arts and entertainment expenditures). Demographic data will be displayed for 2010, 2020 (estimated), and 2025 (projected). Given the significant and lasting effects the Covid-19 pandemic is likely to have on local and regionally economies, 4ward Planning will take care to make adjustments to certain projected (2025) metrics, such as housing tenure, unemployment, and consumer expenditure estimates, where possible.

Deliverables: Summary findings write-up and accompanying tables, graphs, and takeaways.

Task. 2.2 Labor and Industry Trends Analysis

Labor market trends will include industry and occupational employment, top six employers by industry for the City and Lorain County, day-time worker population estimates within the City, and a commuter travel shed analysis using the On-the-Map data tool. Labor data will be assembled from the latest U.S. Department of Labor and Ohio Industry figures.

We will also closely examine current labor market and industry trends within Lorain County and the Cleveland MSA, including current and projected industry and occupational (BLS Data) employment. The examination of projected industry and occupational employment data will provide necessary insight into the types and quantity of office, light industrial, and retail land-uses, which might be in demand over the coming years, some portion of which, possibly, captured at one or more of the study sites.

4ward Planning will analyze and present key industry metric projections (e.g., employment and wage growth) through 2025 for the county and, for comparative purposes, the MSA.

The industry trends analysis will also include the following metrics for Lorain County and the MSA, down to the three-digit NAICS level:

- Top six industry sectors by employment (absolute and percentage) (2019)
- Top six sectors by average number of new jobs created (2014 – 2019)
- Top six sectors by average monthly earnings (2014 – 2019)

Given the significant and lasting effects the Covid-19 pandemic is likely to have on local and regional economies, 4ward Planning will take care to make adjustments to certain projected (2025) metrics, such as industry and occupational employment and wage-growth.

Deliverables: Summary findings write-up and accompanying tables, graphs and takeaways.

Task. 2.3 Real Estate Market Trends Analysis

Our primary objective, here, is to gain an understanding of local supply, demand, occupancy, and pricing factors for existing land uses within the Lorain City market area, inclusive of retail, residential (multi-family, town houses, and condos), office, and light industrial. Using a variety of primary and secondary

resources, 4ward Planning will examine real estate opportunities for each of the major land-uses (residential, retail, office, and industrial) and identify prospective opportunities and challenges for each land-use category within the market area.

We will examine the following land-use metrics for residential, retail, office, and light industrial: inventory in terms of units and/or square footage; vacancy and absorption rate trends; commercial lease rates, apartment rental rates, and residential price points; and building permit activity. Quantitative analysis will be supplemented with active broker and developer interviews, in order to “ground truth” data findings. (this analysis will, necessarily, take into consideration the economic fallout on various classes of real estate, over the next several years).

Deliverables: Summary of findings, tables, graphs, maps and takeaways.

Phase 3 - Stakeholder Outreach Activities

Task. 3.1 Key Stakeholder Interviews

Critical to the study effort and creation of an actionable redevelopment strategy will be interviews with key stakeholders (e.g., local chamber officials, government leaders (elected and appointed), and real estate professionals). 4ward Planning, in coordination with the PTF, will conduct a series of one-on-one and group interviews (up to 12, but not less than eight) with the intention of identifying, within the context of post pandemic resumption of economic activity, prospective development/expansion activities, business development opportunities, existing regulatory challenges for development and/or operations, perspectives on what may be missing from the local market, the need for multi-family workforce housing (“missing middle” housing), and perceived and real competitive disadvantages and advantages for the local area. Assuming that social distancing measures will be in effect during the course of the study, 4ward Planning will conduct its one-on-one and group interviews via phone or an online meeting platform, such as Zoom or Microsoft Teams. We will be able to capture responses as we would if these interviews were conducted in person.

So as to elicit candid responses from interviewees, thoughts and observations offered will not be for attribution (interviewees will be made aware of this, prior to commencing the interview). Rather, we will gather input and distill what we hear, in order to identify issues of concurrence and where stakeholders hold opposing opinions on re-development issues (and the reasons why).

Deliverable: Summary of interview findings, identifying points of consensus and divergence. While a list of those interviewed will be furnished, comments and observations offered will not be directly attributed to any individual.

Meetings: Up to 12, but not less than eight individual and/or group interviews

Task. 3.2 Municipal and Port Officials Roundtable

4ward Planning will conduct a meeting with municipal and port officials, via an online meeting platform, designed to discuss the currently observed economic and real estate trends, general observations of various stakeholders interviewed, and perceived challenges and opportunities that may be best addressed through joint entity efforts (earlier identified market analysis findings will be shared with participants in advance of the scheduled roundtable meeting, so as there is a common market context understanding). We will also spend time discussing the likelihood of changed household and consumer behavior and associated residential and commercial real estate impacts within the city of Lorain.

Deliverable: Summary of roundtable discussion, inclusive of key findings

Meetings: One.

Phase 4 - Financial Feasibility and Fiscal Impact Analyses**Task. 4.1 Financial Feasibility Analysis**

4ward Planning will create Excel-based financial models (development and operating pro forma) and, based on local and area development metrics (hard and soft costs associated with mixed-use development of the scale under study), will perform pro forma analyses for up to three preferred redevelopment scenarios for each of the three sites (preferred redevelopment will, necessarily, be market receptive (as earlier identified) and in keeping with what the City and Port desire for their respective sites).

We will utilize a variety of relevant market variables (projected post pandemic area lease rates, rents, square foot construction costs (hard and soft), regulatory fees, projected interest rates, projected internal rates of return, etc.), so as to analyze redevelopment projects from a developer's perspective. Findings from this analysis will demonstrate the likely financial viability of the preferred redevelopment projects over a 15-year year period starting in 2023.

Task. 4.2 Fiscal Impact Analysis

A community or fiscal impact analysis examines the linkage between local government revenue generated by new development and its resultant municipal service costs (e.g., police, fire, schools, sanitation, etc.). The outcome of such an analysis is to produce a project-related estimate of community service costs to projected revenues, a "cost-revenue ratio," which will be positive (a revenue surplus), negative (a revenue shortfall), or neutral (break-even).

4ward Planning will evaluate the projected fiscal impacts (utilizing current fiscal metrics) for the preferred redevelopment scenarios presented in the preceding tasks. Utilizing its proprietary fiscal impact model (incorporating the latest residential multipliers identified within Ohio), we will incorporate projected revenue and expenditure figures provided by the City and local school district, allowing for an examination of their relationship to existing land-use, employment, and population factors. 4ward Planning will then

use the impact model to evaluate the fiscal impacts and public facility needs associated with each of the preferred redevelopment scenarios (one for each study site).

We will examine the following prospective outcomes:

- Estimate of development-generated capital needs/costs
- Estimate of development-generated municipal service costs/revenues
- Estimate of development-generated public school district costs/revenues
- Estimate of development-generated public school-age children
- Estimate of development-generated employment (permanent)

4ward Planning will use one or a combination of qualitative and quantitative methods to conduct the fiscal impact analyses, based on the two fiscal impact methodologies most often employed by land-use practitioners: Per Capita Method and Case Study Methods.

Deliverable: Summary narrative, inclusive of key findings and takeaways, and accompanying pro forma tables (static versions) for each of the preferred redevelopment scenarios analyzed.

Phase 5 - Developing a Redevelopment Action Plan

The redevelopment action plan will anticipate incremental change (particularly in light of a post pandemic economic environment), scaled to probable absorption and capture for residential, commercial and light industrial uses – so that zoning and redevelopment plans are “right-sized” to welcome the type and amount of residential/mixed-use and commercial space likely to be attracted to Lorain City. This will inform phasing and priority project improvements needed to implement the plan.

Finally, 4ward Planning, based on its considerable experience providing development advisory consulting, can be retained under a separate agreement to manage a developer selection process and dispense advice, concerning terms of incentives or financing tools that may be considered.

Task. 5.1 Identification and Evaluation of Strategic Investment Projects

4ward Planning will develop a list of project investment criteria and identify strategic priorities from input received during the stakeholder outreach process and prioritized during the City and Port roundtable process. We will work with the PTF to develop and refine a project investment worksheet with criteria that can be used to evaluate all proposed development/redevelopment projects within the city of Lorain. Project investment criteria will provide local and county economic development professionals with a framework from which to evaluate and prioritize prospective development projects competing for public incentives (e.g., incentives required, fiscal impacts, living-wage jobs created, etc.).

4ward Planning, in consultation with the PTF, will develop a list of suggested priority improvement projects, programs, and activities in support of redevelopment goals. This list will outline project names, descriptions, and timelines; county and municipal lead organizations; and funding amounts and sources.

Deliverables: Preliminary and final redevelopment strategy containing detailed summaries, maps, graphics, and supporting narrative for the subject study sites. Identification of land-use type (e.g., residential, retail, commercial and light industrial) and amount (number of multi-family units, square feet of specialty or convenience retail, etc.) will be made part of the deliverable.

Phase 6 - Plan Recommendations, Implementations and Presentations

Task. 6.1 Plan Recommendations and Implementation

4ward Planning will develop an action plan which will identify prioritized tasks, responsible actors, financing and funding options, timelines, objectives and tactics.

Deliverables: Draft recommendations; Action program

Task. 6.2 Draft and Final Report

We will prepare a draft report that combines the findings contained in all prior tasks for the PTF to review and provide comments. Following discussion, a final report will be prepared that consolidates the findings from Tasks 1.1 through 5.1. We will also provide an executive summary and PowerPoint/Prezi presentation that summarizes the project process and findings and makes clear the project's implementation priorities. The consultant will discuss a path forward with the PTF.

Deliverables: One digital copy of a draft and final report, including narrative and maps, tables and photos, as practical.

Proposed Schedule

4ward Planning team believes it possible to complete the plan within a six month time frame. However, we have not included a detailed project schedule within our proposal, as we'd like opportunity to develop said schedule with the PTF during our kick-off meetings.

4ward Planning assumes no more than four on-site meetings and presentations over the course of the study and this is reflective within the below budget.

Proposed Fee Schedule

Kick-Off Activities and Existing Conditions Review	\$ 2,800
Comprehensive Market Analysis	\$17,500
Stakeholder Outreach Activities	\$ 4,200
Financial Feasibility and Fiscal Impact Analyses	\$ 7,500
Developing a Redevelopment Action Plan	\$ 3,500
Plan Recommendations, Implementations and Presentations	<u>\$ 2,800</u>
Sub-total	\$36,300
Expenses (travel and data purchase)	<u>\$ 3,500</u>
Total Fee	\$41,800

LORAIN PORT AUTHORITY, LORAIN COUNTY

Fund Summary

May 2021

Fund #	Fund Name	Starting Fund Balance	Month To Date Revenue	Year To Date Revenue	Month To Date Expenditures	Year To Date Expenditures	Ending Fund Balance	Current Reserve for Encumbrance	Unencumbered Fund Balance
1000	General	\$877,640.16	\$14,100.00	\$631,753.41	\$168,233.38	\$463,869.18	\$723,506.78	\$344,038.13	\$379,468.65
2051	Paddling Enhancement Federal Grant	\$17,863.75	\$0.00	\$32,175.00	\$17,863.75	\$32,175.00	\$0.00	\$0.00	\$0.00
2053	USEPA BROWNFIELD HAZARDOUS SUB 2010	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2061	Marine Patrol Program	\$83.52	\$10,000.00	\$10,000.00	\$4,930.00	\$5,040.00	\$5,153.52	\$871.48	\$4,282.04
4201	Grant Construction KIFBL	\$0.04	\$0.00	\$3,188,387.13	\$0.00	\$3,188,387.13	\$0.04	\$2,815,078.58	(\$2,815,078.54)
9901	Other Agency Ariel on Broadway	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9902	Other Agency Rockin' on the River	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Report Total:		\$895,587.47	\$24,100.00	\$3,862,315.54	\$191,027.13	\$3,689,471.31	\$728,660.34	\$3,159,988.19	(\$2,431,327.85)

Last reconciled to bank: 05/31/2021 – Total other adjusting factors: \$200.00

LORAIN PORT AUTHORITY, LORAIN COUNTY
Revenue Summary
 May 2021

	Final Budget	Month To Date Revenue	Year To Date Revenue	Budget Variance Favorable (Unfavorable)	YTD % Received
1000 General					
Property and Other Local Taxes	\$828,036.00	\$0.00	\$400,688.85	(\$427,347.15)	48.390%
Intergovernmental	\$18,335.00	\$0.00	\$52,051.02	\$33,716.02	283.889%
Charges for Services	\$360,384.40	\$14,100.00	\$176,427.96	(\$183,956.44)	48.955%
Miscellaneous	\$10,000.00	\$0.00	\$2,585.58	(\$7,414.42)	25.856%
Other Financing Sources					
Transfers - In	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Advances - In	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Other Financing Sources	\$0.00	\$0.00	\$0.00	\$0.00	
Total 1000 General	\$1,216,755.40	\$14,100.00	\$631,753.41	(\$585,001.99)	
2051 Paddling Enhancement Federal Grant					
Intergovernmental	\$32,175.00	\$0.00	\$0.00	(\$32,175.00)	0.000%
Other Financing Sources					
Advances - In	\$0.00	\$0.00	\$32,175.00	\$0.00	0.000%
Total Other Financing Sources	\$0.00	\$0.00	\$32,175.00	\$0.00	
Total 2051 Paddling Enhancement Federal Grant	\$32,175.00	\$0.00	\$32,175.00	(\$32,175.00)	
2061 Marine Patrol Program					
Intergovernmental	\$35,000.00	\$0.00	\$0.00	(\$35,000.00)	0.000%
Other Financing Sources					
Transfers - In	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Advances - In	\$0.00	\$10,000.00	\$10,000.00	\$0.00	0.000%
Total Other Financing Sources	\$0.00	\$10,000.00	\$10,000.00	\$0.00	
Total 2061 Marine Patrol Program	\$35,000.00	\$10,000.00	\$10,000.00	(\$35,000.00)	
4201 Grant Construction KIFBL					
Intergovernmental	\$3,300,750.55	\$0.00	\$2,406,553.34	(\$894,197.21)	72.909%
Miscellaneous	\$2,702,715.12	\$0.00	\$781,833.79	(\$1,920,881.33)	28.928%
Total 4201 Grant Construction KIFBL	\$6,003,465.67	\$0.00	\$3,188,387.13	(\$2,815,078.54)	

LORAIN PORT AUTHORITY, LORAIN COUNTY
Revenue Summary
May 2021

Report Total:	<u>\$7,287,396.07</u>	<u>\$24,100.00</u>	<u>\$3,862,315.54</u>	<u>(\$3,467,255.53)</u>
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LORAIN PORT AUTHORITY, LORAIN COUNTY
Appropriation Summary
 May 2021

	Reserved for Encumbrance 12/31 Less Adjustment	Final Appropriation	Total Appropriations	Month To Date Expenditures	Year to Date Expenditures	Current Reserve for Encumbrance	Unencumbered Balance	YTD % Expenditures
1000 - General								
Security of Persons and Property								
Other Security of Persons and Property								
Contractual Services	\$0.00	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0.000%
Total Other Security of Persons and Property	\$0.00	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	
Total Security of Persons and Property	\$0.00	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	
Leisure Time Activities								
Recreation								
Contractual Services	\$0.00	\$8,000.00	\$8,000.00	\$412.50	\$412.50	\$3,287.50	\$4,300.00	5.156%
Supplies and Materials	\$0.00	\$15,000.00	\$15,000.00	\$3,527.75	\$4,043.55	\$6,377.62	\$4,578.83	26.957%
Total Recreation	\$0.00	\$23,000.00	\$23,000.00	\$3,940.25	\$4,456.05	\$9,665.12	\$8,878.83	
Total Leisure Time Activities	\$0.00	\$23,000.00	\$23,000.00	\$3,940.25	\$4,456.05	\$9,665.12	\$8,878.83	
Basic Utility Services								
Billing - Electric								
Contractual Services	\$214.13	\$45,000.00	\$45,214.13	\$2,479.70	\$16,750.13	\$27,464.00	\$1,000.00	37.046%
Total Billing - Electric	\$214.13	\$45,000.00	\$45,214.13	\$2,479.70	\$16,750.13	\$27,464.00	\$1,000.00	
Billing - Gas								
Contractual Services	\$300.00	\$5,000.00	\$5,300.00	\$343.34	\$2,894.65	\$1,191.31	\$1,214.04	54.616%
Total Billing - Gas	\$300.00	\$5,000.00	\$5,300.00	\$343.34	\$2,894.65	\$1,191.31	\$1,214.04	
Billing - Water								
Contractual Services	\$649.28	\$18,000.00	\$18,649.28	\$580.04	\$2,245.32	\$14,403.96	\$2,000.00	12.040%
Total Billing - Water	\$649.28	\$18,000.00	\$18,649.28	\$580.04	\$2,245.32	\$14,403.96	\$2,000.00	
Total Basic Utility Services	\$1,163.41	\$68,000.00	\$69,163.41	\$3,403.08	\$21,890.10	\$43,059.27	\$4,214.04	
General Government								
Boards and Commissions								
Personal Services	\$2,573.74	\$312,500.00	\$315,073.74	\$25,307.03	\$115,744.26	\$5,065.02	\$194,264.46	36.736%
Employee Fringe Benefits	\$0.00	\$156,557.25	\$156,557.25	\$14,422.95	\$52,655.40	\$66,789.94	\$37,111.91	33.633%
Contractual Services	\$37,991.52	\$296,852.00	\$334,843.52	\$71,182.88	\$136,397.39	\$108,040.46	\$90,405.67	40.735%
Supplies and Materials	\$4,800.24	\$181,496.00	\$186,296.24	\$26,148.69	\$69,563.65	\$103,320.82	\$13,411.77	37.340%
Total Boards and Commissions	\$45,365.50	\$947,405.25	\$992,770.75	\$137,061.55	\$374,360.70	\$283,216.24	\$335,193.81	
Auditor of State Fees								
Contractual Services	\$0.00	\$11,000.00	\$11,000.00	\$1,578.50	\$1,578.50	\$8,097.50	\$1,324.00	14.350%

LORAIN PORT AUTHORITY, LORAIN COUNTY
Appropriation Summary
 May 2021

	Reserved for Encumbrance 12/31 Less Adjustment	Final Appropriation	Total Appropriations	Month To Date Expenditures	Year to Date Expenditures	Current Reserve for Encumbrance	Unencumbered Balance	YTD % Expenditures
Total Auditor of State Fees	\$0.00	\$11,000.00	\$11,000.00	\$1,578.50	\$1,578.50	\$8,097.50	\$1,324.00	
Total General Government	\$45,365.50	\$958,405.25	\$1,003,770.75	\$138,640.05	\$375,939.20	\$291,313.74	\$336,517.81	
Capital Outlay								
Capital Outlay								
Capital Outlay	\$2,745.00	\$100,000.00	\$102,745.00	\$12,250.00	\$19,408.83	\$0.00	\$83,336.17	18.890%
Total Capital Outlay	\$2,745.00	\$100,000.00	\$102,745.00	\$12,250.00	\$19,408.83	\$0.00	\$83,336.17	
Total Capital Outlay	\$2,745.00	\$100,000.00	\$102,745.00	\$12,250.00	\$19,408.83	\$0.00	\$83,336.17	
Other Financing Uses								
Advances - Out	\$0.00	\$0.00	\$0.00	\$10,000.00	\$42,175.00	\$0.00	\$0.00	0.000%
Total Other Financing Uses	\$0.00	\$0.00	\$0.00	\$10,000.00	\$42,175.00	\$0.00	\$0.00	
Total 1000 - General	\$49,273.91	\$1,149,905.25	\$1,199,179.16	\$168,233.38	\$463,869.18	\$344,038.13	\$433,446.85	
<hr/>								
2051 - Paddling Enhancement Federal Grant								
Capital Outlay								
Capital Outlay								
Capital Outlay	\$0.00	\$32,175.00	\$32,175.00	\$17,863.75	\$32,175.00	\$0.00	\$0.00	100.000%
Total Capital Outlay	\$0.00	\$32,175.00	\$32,175.00	\$17,863.75	\$32,175.00	\$0.00	\$0.00	
Total Capital Outlay	\$0.00	\$32,175.00	\$32,175.00	\$17,863.75	\$32,175.00	\$0.00	\$0.00	
Other Financing Uses								
Advances - Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Total Other Financing Uses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total 2051 - Paddling Enhancement Federal Grant	\$0.00	\$32,175.00	\$32,175.00	\$17,863.75	\$32,175.00	\$0.00	\$0.00	
<hr/>								
2061 - Marine Patrol Program								
Security of Persons and Property								
Police Enforcement								
Personal Services	\$0.00	\$18,450.00	\$18,450.00	\$0.00	\$0.00	\$0.00	\$18,450.00	0.000%
Employee Fringe Benefits	\$0.00	\$4,104.17	\$4,104.17	\$0.00	\$0.00	\$71.48	\$4,032.69	0.000%
Contractual Services	\$0.00	\$4,930.00	\$4,930.00	\$4,930.00	\$4,930.00	\$0.00	\$0.00	100.000%
Supplies and Materials	\$110.00	\$7,599.35	\$7,709.35	\$0.00	\$110.00	\$800.00	\$6,799.35	1.427%
Total Police Enforcement	\$110.00	\$35,083.52	\$35,193.52	\$4,930.00	\$5,040.00	\$871.48	\$29,282.04	

LORAIN PORT AUTHORITY, LORAIN COUNTY
Appropriation Summary
 May 2021

	Reserved for Encumbrance 12/31 Less Adjustment	Final Appropriation	Total Appropriations	Month To Date Expenditures	Year to Date Expenditures	Current Reserve for Encumbrance	Unencumbered Balance	YTD % Expenditures
Total Security of Persons and Property	\$110.00	\$35,083.52	\$35,193.52	\$4,930.00	\$5,040.00	\$871.48	\$29,282.04	
Total 2061 - Marine Patrol Program	\$110.00	\$35,083.52	\$35,193.52	\$4,930.00	\$5,040.00	\$871.48	\$29,282.04	
<hr/>								
4201 - Grant Construction KIFBL								
Capital Outlay								
Capital Outlay								
Contractual Services	\$0.00	\$385,244.40	\$385,244.40	\$0.00	\$180,195.46	\$205,048.94	\$0.00	46.774%
Capital Outlay	\$0.00	\$5,618,221.31	\$5,618,221.31	\$0.00	\$3,008,191.67	\$2,610,029.64	\$0.00	53.543%
Total Capital Outlay	\$0.00	\$6,003,465.71	\$6,003,465.71	\$0.00	\$3,188,387.13	\$2,815,078.58	\$0.00	
Total Capital Outlay	\$0.00	\$6,003,465.71	\$6,003,465.71	\$0.00	\$3,188,387.13	\$2,815,078.58	\$0.00	
Total 4201 - Grant Construction KIFBL	\$0.00	\$6,003,465.71	\$6,003,465.71	\$0.00	\$3,188,387.13	\$2,815,078.58	\$0.00	
Report Totals:	\$49,383.91	\$7,220,629.48	\$7,270,013.39	\$191,027.13	\$3,689,471.31	\$3,159,988.19	\$462,728.89	

LORAIN PORT AUTHORITY, LORAIN COUNTY

Bank Reconciliation

Reconciled Date 5/31/2021

Posted 6/4/2021 2:20:24 PM

Prior UAN Balance:		\$895,587.47
Receipts:	+	\$14,100.00
Payments:	-	\$181,027.13
Adjustments:	+	\$0.00
Current UAN Balance as of 05/31/2021:		\$728,660.34
Other Adjusting Factors:	+	\$0.00
Adjusted UAN Balance as of 05/31/2021:		\$728,660.34
Entered Bank Balances as of 05/31/2021:		\$764,286.88
Deposits in Transit:	+	\$0.00
Outstanding Payments:	-	\$35,826.54
Outstanding Adjustments:	+	\$0.00
Other Adjusting Factors:	+	\$200.00
Adjusted Bank Balances as of 05/31/2021:		\$728,660.34

Balances Reconciled

Reconciliation Notes

Deflating Bank Errors: \$200.00
 Petty Cash.

Governing Board Signatures

There are no outstanding receipts as of 05/31/2021.

There are no outstanding adjustments as of 05/31/2021.

LORAIN PORT AUTHORITY, LORAIN COUNTY

6/4/2021 2:26:56 PM

Bank Balances

UAN v2021.2

Reconciled Date 5/31/2021

Posted 6/4/2021 2:20:24 PM

<u>Type</u>	<u>Name</u>	<u>Number</u>	<u>Prior Bank Balance</u>	<u>Calculated Bank Balance</u>	<u>Entered Bank Balance</u>	<u>Difference</u>
Primary	PRIMARY		\$916,119.97	\$764,286.88	\$764,286.88	\$0.00
		Total:	<u>\$916,119.97</u>	<u>\$764,286.88</u>	<u>\$764,286.88</u>	<u>\$0.00</u>

LORAIN PORT AUTHORITY, LORAIN COUNTY

6/4/2021 2:26:56 PM

Outstanding Payments

UAN v2021.2

Reconciled Date 5/31/2021

Posted 6/4/2021 2:20:24 PM

Account	Type	Payment #	Post Date	Vendor / Payee	Amount
PRIMARY	Warrant	13976	03/24/2021	TSAMBOUNIERSIS BROTHERS, LLC	\$720.00
PRIMARY	Warrant	14014	05/03/2021	THOMAS BROWN	\$106.50
PRIMARY	Warrant	14022	05/13/2021	FAO USAED DETROIT	\$450.00
PRIMARY	Warrant	14023	05/14/2021	BAKER TILLY MUNICIPAL ADVISORS, LLC	\$2,500.00
PRIMARY	Warrant	14026	05/14/2021	CORNERSTONE LANDSCAPING CO. INC.	\$17,760.25
PRIMARY	Warrant	14027	05/14/2021	FIRELANDS ELECTRIC, INC.	\$3,440.00
PRIMARY	Warrant	14044	05/24/2021	JOHN MICHAEL LANE	\$150.00
PRIMARY	Warrant	14046	05/26/2021	TREE PRO LANDCLEARING & TREE CARE, INC.	\$3,950.00
PRIMARY	Warrant	14047	05/26/2021	FIRELANDS ELECTRIC, INC.	\$175.00
PRIMARY	Warrant	14048	05/26/2021	FRED V. OSTRANDER	\$262.50
PRIMARY	Warrant	14049	05/26/2021	HOME DEPOT CREDIT SERVICES	\$39.97
PRIMARY	Warrant	14052	05/26/2021	MURRAY RIDGE PRODUCTION CENTER	\$400.00
PRIMARY	Warrant	14054	05/26/2021	US BANK	\$367.97
PRIMARY	Warrant	14055	05/26/2021	SOMERS AGENCY, LLC	\$5,504.35
					\$35,826.54

LORAIN PORT AUTHORITY, LORAIN COUNTY

6/4/2021 2:26:56 PM

Cleared Payments

UAN v2021.2

Reconciled Date 5/31/2021

Posted 6/4/2021 2:20:24 PM

Account	Type	Payment #	Post Date	Vendor / Payee	Amount
PRIMARY	Electronic	91-2021	05/07/2021	THOMAS E BROWN	\$2,482.27
PRIMARY	Electronic	92-2021	05/07/2021	KELSEY LEAH LEYVA	\$962.97
PRIMARY	Electronic	93-2021	05/07/2021	TIFFANY A MCCLELLAND	\$2,076.65
PRIMARY	Electronic	94-2021	05/07/2021	IDA YVONNE SMITH	\$1,723.26
PRIMARY	Electronic	95-2021	05/07/2021	LYNETTE E. VAN WAGNEN	\$430.48
PRIMARY	Electronic	97-2021	05/04/2021	US TREASURY	\$2,752.44
PRIMARY	Electronic	98-2021	05/04/2021	OHIO TREASURER OF STATE	\$504.84
PRIMARY	Electronic	99-2021	05/04/2021	CITY OF LORAIN DEPT. OF TAXATION	\$589.39
PRIMARY	Electronic	100-2021	05/10/2021	MICHAEL E. BROSKY	\$1,066.87
PRIMARY	Electronic	102-2021	05/07/2021	OHIO PUBLIC EMPLOYEES DEFERRED	\$700.00
PRIMARY	Electronic	103-2021	05/11/2021	OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$8,425.61
PRIMARY	Electronic	104-2021	05/21/2021	THOMAS E BROWN	\$2,358.62
PRIMARY	Electronic	105-2021	05/21/2021	KELSEY LEAH LEYVA	\$839.33
PRIMARY	Electronic	106-2021	05/21/2021	TIFFANY A MCCLELLAND	\$2,027.35
PRIMARY	Electronic	107-2021	05/21/2021	IDA YVONNE SMITH	\$1,599.61
PRIMARY	Electronic	108-2021	05/21/2021	LYNETTE E. VAN WAGNEN	\$483.61
PRIMARY	Electronic	110-2021	05/21/2021	OHIO PUBLIC EMPLOYEES DEFERRED	\$700.00
PRIMARY	Electronic	111-2021	05/17/2021	HUNTINGTON NATIONAL BANK	\$112.78
PRIMARY	Warrant	13992	04/16/2021	MTC HORTICULTUREAL SERVICES LLC	\$9,050.63
PRIMARY	Warrant	14002	04/20/2021	MTC HORTICULTUREAL SERVICES LLC	\$6,816.25
PRIMARY	Warrant	14005	04/30/2021	BEST TOOL LLC	\$250.00
PRIMARY	Warrant	14006	04/30/2021	Ernie's Towing	\$300.00
PRIMARY	Warrant	14007	04/30/2021	JAN-PRO CLEANING SYSTEMS	\$272.00
PRIMARY	Warrant	14008	04/30/2021	LUCAS PLUMBING & HEATING, INC.	\$980.00
PRIMARY	Warrant	14009	04/30/2021	OHIO EDISON	\$2,313.62
PRIMARY	Warrant	14010	04/30/2021	SPECTRUM CONSULTING SERVICES, LLC	\$30.00
PRIMARY	Warrant	14011	05/03/2021	COLUMBIA GAS OF OHIO	\$343.34
PRIMARY	Warrant	14012	05/03/2021	Maintenance Systems of Northern Ohio	\$400.00
PRIMARY	Warrant	14013	05/03/2021	MTC HORTICULTUREAL SERVICES LLC	\$9,050.63
PRIMARY	Warrant	14015	05/03/2021	TIFFANY MCELLAND	\$106.50
PRIMARY	Warrant	14016	05/03/2021	TREASURER OF STATE, AUDITOR	\$1,578.50

LORAIN PORT AUTHORITY, LORAIN COUNTY

6/4/2021 2:26:56 PM

Cleared Payments

UAN v2021.2

Reconciled Date 5/31/2021

Posted 6/4/2021 2:20:24 PM

Account	Type	Payment #	Post Date	Vendor / Payee	Amount
PRIMARY	Warrant	14017	05/03/2021	US BANK	\$367.97
PRIMARY	Warrant	14018	05/06/2021	LORAIN COUNTY TREASURER	\$840.50
PRIMARY	Warrant	14019	05/06/2021	International City Baseball	\$500.00
PRIMARY	Warrant	14020	05/06/2021	LORAIN COUNTY TREASURER	\$7,564.50
PRIMARY	Warrant	14021	05/06/2021	LORAIN COUNTY TREASURER	\$33.00
PRIMARY	Warrant	14024	05/14/2021	BCT ALARM SERVICES, INC.	\$1,766.00
PRIMARY	Warrant	14025	05/14/2021	CITY OF LORAIN UTILITIES DEPT.	\$580.04
PRIMARY	Warrant	14028	05/14/2021	GERGELY'S MAINTENANCE KING	\$83.40
PRIMARY	Warrant	14029	05/14/2021	MURRAY RIDGE PRODUCTION CENTER	\$200.00
PRIMARY	Warrant	14030	05/14/2021	SOMERS AGENCY, LLC	\$375.00
PRIMARY	Warrant	14031	05/14/2021	SPECTRUM CONSULTING SERVICES, LLC	\$75.00
PRIMARY	Warrant	14032	05/14/2021	THE MORNING JOURNAL	\$500.00
PRIMARY	Warrant	14033	05/14/2021	ZELEK FLOWER SHOP, INC.	\$76.90
PRIMARY	Warrant	14034	05/14/2021	Eye Appeal Landscaping	\$4,435.00
PRIMARY	Warrant	14035	05/19/2021	US BANK ONE CARD	\$2,531.53
PRIMARY	Warrant	14036	05/19/2021	CENTURYLINK	\$824.91
PRIMARY	Warrant	14037	05/19/2021	GREAT LAKES DIESEL	\$127.00
PRIMARY	Warrant	14038	05/19/2021	MILLER'S CUSTOM CANVAS	\$2,578.75
PRIMARY	Warrant	14039	05/19/2021	OHIO EDISON	\$227.91
PRIMARY	Warrant	14040	05/19/2021	Ruhlin Company	\$12,250.00
PRIMARY	Warrant	14041	05/20/2021	SOMERS AGENCY, LLC	\$64,163.00
PRIMARY	Warrant	14042	05/20/2021	Advanced Surface Cleaning	\$350.00
PRIMARY	Warrant	14043	05/20/2021	Eye Appeal Landscaping	\$1,200.00
PRIMARY	Warrant	14045	05/24/2021	THOMAS BROWN, CASHIER	\$90.74
PRIMARY	Warrant	14050	05/26/2021	IDA YVONNE SMITH	\$340.60
PRIMARY	Warrant	14051	05/26/2021	JAN-PRO CLEANING SYSTEMS	\$272.00
PRIMARY	Warrant	14053	05/26/2021	OHIO EDISON	\$2,251.79
					\$165,933.09

LORAIN PORT AUTHORITY, LORAIN COUNTY

6/4/2021 2:26:56 PM

Cleared Receipts

UAN v2021.2

Reconciled Date 5/31/2021

Posted 6/4/2021 2:20:24 PM

Account	Type	Ticket #	Receipt #	Post Date	Source	Amount
PRIMARY	Standard		25-2021	05/11/2021	OASIS MARINAS AT PORT LORAIN	\$10,300.00
PRIMARY	Standard		26-2021	05/19/2021	Lorain County Community Action Agency	\$200.00
PRIMARY	Standard		27-2021	05/21/2021	Lorain County Joint Vocational School	\$3,600.00
						<u>\$14,100.00</u>

LORAIN PORT AUTHORITY, LORAIN COUNTY

Revenue Status

By Fund
As Of 5/31/2021

Fund: 1000 General

Account Code	Account Name	Final Budget	Revenue	Budget Balance	YTD % Received
1000-110-0000	General Property Tax - Real Estate	\$828,036.00	\$400,688.85	\$427,347.15	48.390%
1000-490-0500	Other - Intergovernmental{ODNR Submerged Land Lease}	\$18,335.00	\$0.00	\$18,335.00	0.000%
1000-490-0800	Other - Intergovernmental{Miscellaneous}	\$0.00	\$4,268.15	-\$4,268.15	0.000%
1000-490-9000	Other - Intergovernmental{Homestead and Rollback}	\$0.00	\$47,782.87	-\$47,782.87	0.000%
1000-523-0000	Recreation Entry Fees	\$1,000.00	\$0.00	\$1,000.00	0.000%
1000-531-8500	Sale of Lots{Real Estate}	\$4,000.00	\$4,000.00	\$0.00	100.000%
1000-590-0100	Other - Charges for Services{Oasis Lease}	\$51,500.00	\$10,300.00	\$41,200.00	20.000%
1000-590-0600	Other - Charges for Services{Centurylink Leases}	\$1,500.00	\$0.00	\$1,500.00	0.000%
1000-590-0700	Other - Charges for Services{Black River Landing}	\$2,500.00	\$6,800.00	-\$4,300.00	272.000%
1000-590-2000	Other - Charges for Services{Economic Development}	\$10,000.00	\$3,500.00	\$6,500.00	35.000%
1000-590-4201	Other - Charges for Services{KIFBL}	\$283,884.40	\$151,827.96	\$132,056.44	53.482%
1000-590-7200	Other - Charges for Services{Lighthouse}	\$6,000.00	\$0.00	\$6,000.00	0.000%
1000-820-0000	Contributions and Donations	\$0.00	\$2,500.00	-\$2,500.00	0.000%
1000-891-0000	Other - Miscellaneous Operating	\$0.00	\$85.58	-\$85.58	0.000%
1000-892-0750	Other - Miscellaneous Non-Operating{Rockin' on the River}	\$10,000.00	\$0.00	\$10,000.00	0.000%
1000-931-0000	Transfers - In	\$0.00	\$0.00	\$0.00	0.000%
1000-941-0000	Advances - In	\$0.00	\$0.00	\$0.00	0.000%
Fund 1000 Sub-Total:		\$1,216,755.40	\$631,753.41	\$585,001.99	51.921%

Fund: 2051 Paddling Enhancement Federal Grant

Account Code	Account Name	Final Budget	Revenue	Budget Balance	YTD % Received
2051-411-0000	Federal - Restricted	\$32,175.00	\$0.00	\$32,175.00	0.000%
2051-941-0000	Advances - In	\$0.00	\$32,175.00	\$0.00	0.000%
Fund 2051 Sub-Total:		\$32,175.00	\$32,175.00	\$32,175.00	100.000%

Revenue Status

By Fund
As Of 5/31/2021

Fund: 2061 Marine Patrol Program

Account Code	Account Name	Final Budget	Revenue	Budget Balance	YTD % Received
2061-411-0000	Federal - Restricted	\$0.00	\$0.00	\$0.00	0.000%
2061-422-0000	State - Restricted	\$35,000.00	\$0.00	\$35,000.00	0.000%
2061-931-0000	Transfers - In	\$0.00	\$0.00	\$0.00	0.000%
2061-941-0000	Advances - In	\$0.00	\$10,000.00	\$0.00	0.000%
Fund 2061 Sub-Total:		\$35,000.00	\$10,000.00	\$35,000.00	28.571%

Fund: 4201 Grant Construction KIFBL

Account Code	Account Name	Final Budget	Revenue	Budget Balance	YTD % Received
4201-411-0000	Federal - Restricted	\$3,300,750.55	\$2,406,553.34	\$894,197.21	72.909%
4201-841-0000	Capital Contributions	\$2,702,715.12	\$781,833.79	\$1,920,881.33	28.928%
Fund 4201 Sub-Total:		\$6,003,465.67	\$3,188,387.13	\$2,815,078.54	53.109%
Report Total:		\$7,287,396.07	\$3,862,315.54	\$3,467,255.53	53.000%

LORAIN PORT AUTHORITY, LORAIN COUNTY

Appropriation Status

By Fund

As Of 5/31/2021

Fund: General
 Pooled Balance: \$723,506.78
 Non-Pooled Balance: \$0.00
 Total Cash Balance: \$723,506.78

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
1000-190-349-0000	Other - Professional and Technical Services	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00	0.000%
1000-310-349-7000	Other - Professional and Technical Services{Shuttle Boats}	\$0.00	\$0.00	\$7,000.00	\$3,287.50	\$412.50	\$3,300.00	5.893%
1000-310-391-7100	Dues and Fees{Ferry Boat}	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0.000%
1000-310-490-7000	Other - Supplies and Materials{Shuttle Boats}	\$0.00	\$0.00	\$15,000.00	\$6,377.62	\$4,043.55	\$4,578.83	26.957%
1000-512-311-0000	Electricity	\$214.13	\$0.00	\$45,000.00	\$27,464.00	\$16,750.13	\$1,000.00	37.046%
1000-522-313-0000	Natural Gas	\$300.00	\$0.00	\$5,000.00	\$1,191.31	\$2,894.65	\$1,214.04	54.616%
1000-532-312-0000	Water and Sewage	\$650.00	\$0.72	\$18,000.00	\$14,403.96	\$2,245.32	\$2,000.00	12.040%
1000-735-132-0000	D Salaries - Administrator's Staff	\$2,041.14	\$0.00	\$240,500.00	\$3,840.93	\$88,743.45	\$149,956.76	36.589%
1000-735-132-2000	D Salaries - Administrator's Staff{Economic Development}	\$532.60	\$0.00	\$72,000.00	\$1,224.09	\$27,000.81	\$44,307.70	37.226%
1000-735-211-0000	D Ohio Public Employees Retirement System	\$0.00	\$0.00	\$33,670.00	\$0.00	\$13,523.90	\$20,146.10	40.166%
1000-735-211-2000	D Ohio Public Employees Retirement System{Economic Developmen}	\$0.00	\$0.00	\$10,080.00	\$0.00	\$4,506.18	\$5,573.82	44.704%
1000-735-213-0000	D Medicare	\$0.00	\$0.00	\$3,487.25	\$0.00	\$1,022.00	\$2,465.25	29.307%
1000-735-213-2000	D Medicare{Economic Development}	\$0.00	\$0.00	\$1,044.00	\$0.00	\$347.34	\$696.66	33.270%
1000-735-221-0000	Medical/Hospitalization	\$0.00	\$0.00	\$80,126.00	\$53,416.80	\$26,708.40	\$0.80	33.333%
1000-735-221-2000	Medical/Hospitalization{Economic Development}	\$0.00	\$0.00	\$10,650.00	\$7,099.20	\$3,549.60	\$1.20	33.330%
1000-735-222-0000	Life Insurance	\$0.00	\$0.00	\$500.00	\$264.00	\$132.00	\$104.00	26.400%
1000-735-225-0000	D Workers' Compensation	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0.000%
1000-735-228-0000	D Health Care Reimbursement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
1000-735-229-0000	Other - Insurance Benefits	\$0.00	\$0.00	\$4,500.00	\$3,159.40	\$340.60	\$1,000.00	7.569%
1000-735-229-2000	Other - Insurance Benefits{Economic Development}	\$0.00	\$0.00	\$500.00	\$500.00	\$0.00	\$0.00	0.000%
1000-735-240-0000	D Unemployment Compensation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
1000-735-252-0000	Travel and Transportation	\$0.00	\$0.00	\$5,000.00	\$1,200.00	\$0.00	\$3,800.00	0.000%
1000-735-252-2000	Travel and Transportation{Economic Development}	\$0.00	\$0.00	\$6,000.00	\$1,150.54	\$2,525.38	\$2,324.08	42.090%
1000-735-321-0000	Telephone	\$845.91	\$0.00	\$15,000.00	\$10,543.17	\$3,802.74	\$1,500.00	23.998%
1000-735-329-0000	Other-Communications, Printing & Advertising	\$81.95	\$0.00	\$30,100.00	\$26,773.18	\$3,405.86	\$2.91	11.284%
1000-735-329-2000	Other-Communications, Printing & Advertising{Economic Devel}	\$0.00	\$0.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00	0.000%
1000-735-329-8000	Other-Communications, Printing & Advertising{Other Promotio}	\$0.00	\$0.00	\$3,900.00	\$646.96	\$2,301.99	\$951.05	59.025%

LORAIN PORT AUTHORITY, LORAIN COUNTY

Appropriation Status

By Fund

As Of 5/31/2021

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
1000-735-330-0000	Rents and Leases	\$367.97	\$0.00	\$5,000.00	\$2,575.79	\$2,658.82	\$133.36	49.531%
1000-735-330-6000	Rents and Leases{ODNR Lease}	\$36,005.00	\$1.68	\$36,005.00	\$36,005.00	\$36,003.32	\$0.00	49.999%
1000-735-330-6100	Rents and Leases{CORPS Engineer Lease}	\$0.00	\$0.00	\$16,843.00	\$15,000.00	\$0.00	\$1,843.00	0.000%
1000-735-341-2000	Accounting and Legal Fees{Economic Development}	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	0.000%
1000-735-342-0000	Auditing Services	\$635.50	\$0.00	\$0.00	\$0.00	\$635.50	\$0.00	100.000%
1000-735-343-0000	Uniform Accounting Network Fees	\$0.00	\$0.00	\$3,504.00	\$2,628.00	\$876.00	\$0.00	25.000%
1000-735-344-0000	D Tax Collection Fees	\$0.00	\$0.00	\$22,000.00	\$0.00	\$10,887.15	\$11,112.85	49.487%
1000-735-346-0000	Engineering Services	\$0.00	\$0.00	\$5,000.00	\$200.00	\$0.00	\$4,800.00	0.000%
1000-735-347-0000	Planning Consultants	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	0.000%
1000-735-347-2000	Planning Consultants{Economic Development}	\$793.75	\$793.75	\$25,000.00	\$10,000.00	\$5,000.00	\$10,000.00	20.000%
1000-735-349-0000	Other - Professional and Technical Services	\$0.00	\$0.00	\$22,500.00	\$0.00	\$0.00	\$22,500.00	0.000%
1000-735-353-0000	Liability Insurance Premiums	\$0.00	\$0.00	\$70,000.00	\$1,887.65	\$65,112.35	\$3,000.00	93.018%
1000-735-391-0000	Dues and Fees	\$56.87	\$0.00	\$8,000.00	\$1,780.71	\$5,584.66	\$691.50	69.316%
1000-735-391-2000	Dues and Fees{Economic Development}	\$0.00	\$0.00	\$6,000.00	\$0.00	\$129.00	\$5,871.00	2.150%
1000-735-410-0000	Office Supplies and Materials	\$256.89	\$0.00	\$4,996.00	\$2,920.50	\$742.84	\$1,589.55	14.142%
1000-735-431-0000	Repairs and Maintenance of Buildings and Land	\$4,522.90	\$19.50	\$175,000.00	\$100,001.28	\$68,324.43	\$11,177.69	38.063%
1000-735-431-5300	Repairs and Maintenance of Buildings and Land{GOOSE DOG}	\$39.95	\$0.00	\$1,500.00	\$399.04	\$496.38	\$644.53	32.234%
1000-745-342-0000	Auditing Services	\$0.00	\$0.00	\$10,000.00	\$8,097.50	\$1,578.50	\$324.00	15.785%
1000-745-342-2000	Auditing Services{Economic Development}	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0.000%
1000-800-540-0000	Machinery, Equipment and Furniture	\$0.00	\$0.00	\$5,000.00	\$0.00	\$37.83	\$4,962.17	0.757%
1000-800-590-0000	Other - Capital Outlay	\$2,745.00	\$0.00	\$95,000.00	\$0.00	\$19,371.00	\$78,374.00	19.818%
1000-920-920-0000	D Advances - Out	\$0.00	\$0.00	\$0.00	\$0.00	\$42,175.00	\$0.00	0.000%
General Fund Total:		\$50,089.56	\$815.65	\$1,149,905.25	\$344,038.13	\$463,869.18	\$433,446.85	38.682%

Fund: Paddling Enhancement Federal Grant

Pooled Balance: \$0.00

Non-Pooled Balance: \$0.00

Total Cash Balance: \$0.00

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
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LORAIN PORT AUTHORITY, LORAIN COUNTY

Appropriation Status

By Fund

As Of 5/31/2021

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
2051-800-590-0000	Other - Capital Outlay	\$0.00	\$0.00	\$32,175.00	\$0.00	\$32,175.00	\$0.00	100.000%
2051-920-920-0000	D Advances - Out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
Paddling Enhancement Federal Grant Fund Total:		\$0.00	\$0.00	\$32,175.00	\$0.00	\$32,175.00	\$0.00	100.000%

Fund: Marine Patrol Program

Pooled Balance: \$5,153.52
 Non-Pooled Balance: \$0.00
 Total Cash Balance: \$5,153.52

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
2061-110-132-0000	D Salaries - Administrator's Staff	\$0.00	\$0.00	\$18,450.00	\$0.00	\$0.00	\$18,450.00	0.000%
2061-110-211-0000	D Ohio Public Employees Retirement System	\$0.00	\$0.00	\$2,583.00	\$0.00	\$0.00	\$2,583.00	0.000%
2061-110-213-0000	D Medicare	\$0.00	\$0.00	\$267.53	\$0.00	\$0.00	\$267.53	0.000%
2061-110-225-0000	D Workers' Compensation	\$0.00	\$0.00	\$575.64	\$0.00	\$0.00	\$575.64	0.000%
2061-110-270-0000	Uniforms and Clothing	\$0.00	\$0.00	\$678.00	\$71.48	\$0.00	\$606.52	0.000%
2061-110-353-0000	Liability Insurance Premiums	\$0.00	\$0.00	\$4,930.00	\$0.00	\$4,930.00	\$0.00	100.000%
2061-110-400-0000	Supplies and Materials	\$0.00	\$0.00	\$7,599.35	\$800.00	\$0.00	\$6,799.35	0.000%
2061-110-433-0000	Repairs and Maintenance of Motor Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.000%
2061-110-440-0000	Small Tools and Minor Equipment	\$110.00	\$0.00	\$0.00	\$0.00	\$110.00	\$0.00	100.000%
Marine Patrol Program Fund Total:		\$110.00	\$0.00	\$35,083.52	\$871.48	\$5,040.00	\$29,282.04	14.321%

Fund: Grant Construction KIFBL

Pooled Balance: \$0.04
 Non-Pooled Balance: \$0.00
 Total Cash Balance: \$0.04

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
4201-800-346-0000	Engineering Services	\$0.00	\$0.00	\$101,360.00	\$72,992.50	\$28,367.50	\$0.00	27.987%

Report reflects selected information.

LORAIN PORT AUTHORITY, LORAIN COUNTY

Appropriation Status

By Fund

As Of 5/31/2021

Account Code	Account Name	Reserved for Encumbrance 12/31	Reserved for Encumbrance 12/31 Adjustment	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
4201-800-391-0000	Dues and Fees	\$0.00	\$0.00	\$283,884.40	\$132,056.44	\$151,827.96	\$0.00	53.482%
4201-800-590-0000	Other - Capital Outlay	\$0.00	\$0.00	\$5,618,221.31	\$2,610,029.64	\$3,008,191.67	\$0.00	53.543%
	Grant Construction KIFBL Fund Total:	\$0.00	\$0.00	\$6,003,465.71	\$2,815,078.58	\$3,188,387.13	\$0.00	53.109%
	Report Total:	\$50,199.56	\$815.65	\$7,220,629.48	\$3,159,988.19	\$3,689,471.31	\$462,728.89	50.749%

Payment Listing

May 2021

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
91-2021	05/07/2021	05/03/2021	EP	THOMAS E BROWN	\$2,482.27	C
92-2021	05/07/2021	05/03/2021	EP	KELSEY LEAH LEYVA	\$962.97	C
93-2021	05/07/2021	05/03/2021	EP	TIFFANY A MCCLELLAND	\$2,076.65	C
94-2021	05/07/2021	05/03/2021	EP	IDA YVONNE SMITH	\$1,723.26	C
95-2021	05/07/2021	05/03/2021	EP	LYNETTE E. VAN WAGNEN	\$430.48	C
97-2021	05/04/2021	05/04/2021	EW	US TREASURY	\$2,752.44	C
98-2021	05/04/2021	05/04/2021	EW	OHIO TREASURER OF STATE	\$504.84	C
99-2021	05/04/2021	05/04/2021	EW	CITY OF LORAIN DEPT. OF TAXATION	\$589.39	C
100-2021	05/10/2021	05/06/2021	EP	MICHAEL E. BROSKY	\$1,066.87	C
102-2021	05/07/2021	05/06/2021	EW	OHIO PUBLIC EMPLOYEES DEFERRED	\$700.00	C
103-2021	05/11/2021	05/10/2021	EW	OHIO PUBLIC EMPLOYEES RETIREMENT S	\$8,425.61	C
104-2021	05/21/2021	05/17/2021	EP	THOMAS E BROWN	\$2,358.62	C
105-2021	05/21/2021	05/17/2021	EP	KELSEY LEAH LEYVA	\$839.33	C
106-2021	05/21/2021	05/17/2021	EP	TIFFANY A MCCLELLAND	\$2,027.35	C
107-2021	05/21/2021	05/17/2021	EP	IDA YVONNE SMITH	\$1,599.61	C
108-2021	05/21/2021	05/17/2021	EP	LYNETTE E. VAN WAGNEN	\$483.61	C
110-2021	05/21/2021	05/17/2021	EW	OHIO PUBLIC EMPLOYEES DEFERRED	\$700.00	C
111-2021	05/17/2021	05/19/2021	CH	HUNTINGTON NATIONAL BANK	\$112.78	C
14011	05/03/2021	05/03/2021	AW	COLUMBIA GAS OF OHIO	\$343.34	C
14012	05/03/2021	05/03/2021	AW	Maintenance Systems of Northern Ohio	\$400.00	C
14013	05/03/2021	05/03/2021	AW	MTC HORTICULTUREAL SERVICES LLC	\$9,050.63	C
14014	05/03/2021	05/03/2021	AW	THOMAS BROWN	\$106.50	O
14015	05/03/2021	05/03/2021	AW	TIFFANY MCELLAND	\$106.50	C
14016	05/03/2021	05/03/2021	AW	TREASURER OF STATE, AUDITOR	\$1,578.50	C
14017	05/03/2021	05/03/2021	AW	US BANK	\$367.97	C
14018	05/06/2021	05/06/2021	WH	LORAIN COUNTY TREASURER	\$840.50	C
14019	05/06/2021	05/06/2021	AW	International City Baseball	\$500.00	C
14020	05/06/2021	05/06/2021	AW	LORAIN COUNTY TREASURER	\$7,564.50	C
14021	05/06/2021	05/06/2021	AW	LORAIN COUNTY TREASURER	\$33.00	C
14022	05/13/2021	05/13/2021	AW	FAO USAED DETROIT	\$450.00	O
14023	05/14/2021	05/14/2021	AW	BAKER TILLY MUNICIPAL ADVISORS, LLC	\$2,500.00	O
14024	05/14/2021	05/14/2021	AW	BCT ALARM SERVICES, INC.	\$1,766.00	C
14025	05/14/2021	05/14/2021	AW	CITY OF LORAIN UTILITIES DEPT.	\$580.04	C
14026	05/14/2021	05/14/2021	AW	CORNERSTONE LANDSCAPING CO. INC.	\$17,760.25	O
14027	05/14/2021	05/14/2021	AW	FIRELANDS ELECTRIC, INC.	\$3,440.00	O
14028	05/14/2021	05/14/2021	AW	GERGELY'S MAINTENANCE KING	\$83.40	C
14029	05/14/2021	05/14/2021	AW	MURRAY RIDGE PRODUCTION CENTER	\$200.00	C
14030	05/14/2021	05/14/2021	AW	SOMERS AGENCY, LLC	\$375.00	C
14031	05/14/2021	05/14/2021	AW	SPECTRUM CONSULTING SERVICES, LLC	\$75.00	C
14032	05/14/2021	05/14/2021	AW	THE MORNING JOURNAL	\$500.00	C
14033	05/14/2021	05/14/2021	AW	ZELEK FLOWER SHOP, INC.	\$76.90	C
14034	05/14/2021	05/14/2021	AW	Eye Appeal Landscaping	\$4,435.00	C
14035	05/19/2021	05/19/2021	AW	US BANK ONE CARD	\$2,531.53	C
14036	05/19/2021	05/19/2021	AW	CENTURYLINK	\$824.91	C
14037	05/19/2021	05/19/2021	AW	GREAT LAKES DIESEL	\$127.00	C
14038	05/19/2021	05/19/2021	AW	MILLER'S CUSTOM CANVAS	\$2,578.75	C

Payment Listing

May 2021

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
14039	05/19/2021	05/19/2021	AW	OHIO EDISON	\$227.91	C
14040	05/19/2021	05/19/2021	AW	Ruhlin Company	\$12,250.00	C
14041	05/20/2021	05/20/2021	AW	SOMERS AGENCY, LLC	\$64,163.00	C
14042	05/20/2021	05/20/2021	AW	Advanced Surface Cleaning	\$350.00	C
14043	05/20/2021	05/20/2021	AW	Eye Appeal Landscaping	\$1,200.00	C
14044	05/24/2021	05/24/2021	AW	JOHN MICHAEL LANE	\$150.00	O
14045	05/24/2021	05/24/2021	AW	THOMAS BROWN, CASHIER	\$90.74	C
14046	05/26/2021	05/26/2021	AW	TREE PRO LANDCLEARING & TREE CARE,	\$3,950.00	O
14047	05/26/2021	05/26/2021	AW	FIRELANDS ELECTRIC, INC.	\$175.00	O
14048	05/26/2021	05/26/2021	AW	FRED V. OSTRANDER	\$262.50	O
14049	05/26/2021	05/26/2021	AW	HOME DEPOT CREDIT SERVICES	\$39.97	O
14050	05/26/2021	05/26/2021	AW	IDA YVONNE SMITH	\$340.60	C
14051	05/26/2021	05/26/2021	AW	JAN-PRO CLEANING SYSTEMS	\$272.00	C
14052	05/26/2021	05/26/2021	AW	MURRAY RIDGE PRODUCTION CENTER	\$400.00	O
14053	05/26/2021	05/26/2021	AW	OHIO EDISON	\$2,251.79	C
14054	05/26/2021	05/26/2021	AW	US BANK	\$367.97	O
14055	05/26/2021	05/26/2021	AW	SOMERS AGENCY, LLC	\$5,504.35	O
Total Payments:					\$181,027.13	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$181,027.13	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

LORAIN PORT AUTHORITY, LORAIN COUNTY
Purchase Order Status
 Year 2021

Purchase Order #	Type	Issue Date	Transaction Date	Expire Date	Vendor	Status	Account Code	Account Name	Amount Encumbered	Amount Charged	Amount Adjusted	Amount Overspent	Available Balance
143-2021	PO Regular	05/03/2021	05/03/2021		US BANK ONE CARD	O							
Purpose:		Lorain County Chamber of Commerce: 2021/2022 Membership Investment											
							1000-735-391-0000	Dues and Fees	\$275.00	\$275.00	\$0.00	\$0.00	\$0.00
									PO Total:	\$275.00	\$275.00	\$0.00	\$0.00
144-2021	PO Regular	05/04/2021	05/04/2021		US BANK ONE CARD	O							
Purpose:		Airport overnight parking for Kelley's Island Ferry Boat Project site visit on May 4 & 5, 2021.											
							1000-735-252-2000	Travel and Transportation{Economic Development}	\$100.00	\$30.00	\$0.00	\$0.00	\$70.00
									PO Total:	\$100.00	\$30.00	\$0.00	\$70.00
145-2021	PO Regular	05/05/2021	05/05/2021		FIRELANDS ELECTRIC, INC.	O							
Purpose:		Four underground wires at Lakeside Landing that were cut during the removal of the black trash bins need to be repaired.											
							1000-735-431-0000	Repairs and Maintenance of Buildings and Land	\$1,290.00	\$0.00	\$0.00	\$0.00	\$1,290.00
									PO Total:	\$1,290.00	\$0.00	\$0.00	\$1,290.00
146-2021	PO Regular	05/05/2021	05/05/2021		US BANK ONE CARD	O							
Purpose:		Renewal of current captains and addition of new captains to The Maritime Consortium, Inc.											
							1000-310-490-7000	Other - Supplies and Materials{Shuttle Boats}	\$562.50	\$562.00	\$0.00	\$0.00	\$0.50
									PO Total:	\$562.50	\$562.00	\$0.00	\$0.50
147-2021	PO Regular	05/06/2021	05/06/2021		International City Baseball	O							
Purpose:		Sponsorship banner 6' X 8'											
							1000-735-329-8000	Other-Communications, Printing & Advertising{Other Promotio}	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00
									PO Total:	\$500.00	\$500.00	\$0.00	\$0.00
148-2021	PO Regular	05/07/2021	05/07/2021		US BANK ONE CARD	O							
Purpose:		Items such as food and dog waste bags needed for Lil the goose dog											
							1000-735-431-5300	Repairs and Maintenance of Buildings and Land{GOOSE DOG}	\$55.46	\$55.46	\$0.00	\$0.00	\$0.00
									PO Total:	\$55.46	\$55.46	\$0.00	\$0.00
149-2021	PO Regular	05/11/2021	05/11/2021		FRED V. OSTRANDER	O							
Purpose:		Shuttle boat captain services.											
							1000-310-349-7000	Other - Professional and Technical Services{Shuttle Boats}	\$1,000.00	\$262.50	\$0.00	\$0.00	\$737.50
									PO Total:	\$1,000.00	\$262.50	\$0.00	\$737.50
150-2021	PO Regular	05/11/2021	05/11/2021		JOHN MICHAEL LANE	O							
Purpose:		Shuttle boat captain services.											
							1000-310-349-7000	Other - Professional and Technical Services{Shuttle Boats}	\$1,000.00	\$150.00	\$0.00	\$0.00	\$850.00
									PO Total:	\$1,000.00	\$150.00	\$0.00	\$850.00

LORAIN PORT AUTHORITY, LORAIN COUNTY
Purchase Order Status
 Year 2021

Purchase Order #	Type	Issue Date	Transaction Date	Expire Date	Vendor	Status	Account Code	Account Name	Amount Encumbered	Amount Charged	Amount Adjusted	Amount Overspent	Available Balance
151-2021	PO Regular	05/11/2021	05/11/2021		GREAT LAKES DIESEL	O							
Purpose:		Spring maintenance on the Lady Charleston and Pride of Lorain shuttle boats.											
							1000-310-490-7000	Other - Supplies and Materials(Shuttle Boats)	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
									PO Total:	\$2,000.00	\$0.00	\$0.00	\$2,000.00
152-2021	PO Regular	05/12/2021	05/12/2021		Eye Appeal Landscaping	O							
Purpose:		Remove existing trash cans that are concreted on a pole, dig and pour 3x4 concrete pads and bolt down new recyclable trash cans.											
							1000-735-431-0000	Repairs and Maintenance of Buildings and Land	\$4,435.00	\$4,435.00	\$0.00	\$0.00	\$0.00
									PO Total:	\$4,435.00	\$4,435.00	\$0.00	\$0.00
153-2021	PO Regular	05/13/2021	05/13/2021		TREE PRO LANDCLEARING & TREE CARE, IN	O							
Purpose:		Trim and remove limbs at Lakeside Landing.											
							1000-735-431-0000	Repairs and Maintenance of Buildings and Land	\$150.00	\$150.00	\$0.00	\$0.00	\$0.00
									PO Total:	\$150.00	\$150.00	\$0.00	\$0.00
154-2021	PO Regular	05/13/2021	05/13/2021		US BANK ONE CARD	O							
Purpose:		Maritime Consortium: addition two new captains for 2021 boating season.											
							1000-310-490-7000	Other - Supplies and Materials(Shuttle Boats)	\$260.00	\$260.00	\$0.00	\$0.00	\$0.00
									PO Total:	\$260.00	\$260.00	\$0.00	\$0.00
155-2021	PO Regular	05/13/2021	05/13/2021		FAO USAED DETROIT	O							
Purpose:		Department of the Army License No. W911XK-3-13-1004, continuing the Moorage Basin for the Jet Express at the Cleveland Harbor Engineer Wharf from April 15, 2019 through April 14, 2024.											
							1000-735-330-0000	Rents and Leases	\$450.00	\$450.00	\$0.00	\$0.00	\$0.00
									PO Total:	\$450.00	\$450.00	\$0.00	\$0.00
156-2021	PO Regular	05/14/2021	05/14/2021		LAKE SCREEN PRINTING	O							
Purpose:		Promotional T-shirts, decal stickers and can coolers to promote Black River Landing (BRL).											
							1000-735-329-0000	Other-Communications, Printing & Advertising	\$3,570.65	\$0.00	\$0.00	\$0.00	\$3,570.65
									PO Total:	\$3,570.65	\$0.00	\$0.00	\$3,570.65
157-2021	PO Regular	05/14/2021	05/14/2021		Brian Lehner, dba Lehner Marine Services	O							
Purpose:		Shuttle boat captain services.											
							1000-310-349-7000	Other - Professional and Technical Services(Shuttle Boats)	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
									PO Total:	\$1,000.00	\$0.00	\$0.00	\$1,000.00
158-2021	PO Regular	05/17/2021	05/17/2021		GREAT LAKES DIESEL	O							
Purpose:		Wires to all-around light on the Lady Charleston need spliced/reconnected following canvas top installation.											
							1000-310-490-7000	Other - Supplies and Materials(Shuttle Boats)	\$127.00	\$127.00	\$0.00	\$0.00	\$0.00
									PO Total:	\$127.00	\$127.00	\$0.00	\$0.00
159-2021	PO Regular	05/18/2021	05/18/2021		Eye Appeal Landscaping	O							

LORAIN PORT AUTHORITY, LORAIN COUNTY
Purchase Order Status
 Year 2021

Purchase Order #	Type	Issue Date	Transaction Date	Expire Date	Vendor	Status	Account Code	Account Name	Amount Encumbered	Amount Charged	Amount Adjusted	Amount Overspent	Available Balance	
Purpose:		The playground at Riverside Park is unsafe and needs removed.												
							1000-735-431-0000	Repairs and Maintenance of Buildings and Land	\$1,200.00	\$1,200.00	\$0.00	\$0.00	\$0.00	
									PO Total:	\$1,200.00	\$1,200.00	\$0.00	\$0.00	\$0.00
160-2021	PO Regular	05/18/2021	05/18/2021		US BANK ONE CARD	O								
Purpose:		Replacement batteries needed for bathroom sink hand sensors in the outdoor restrooms at the Ferry Terminal Building.												
							1000-735-431-0000	Repairs and Maintenance of Buildings and Land	\$43.96	\$0.00	\$0.00	\$0.00	\$43.96	
									PO Total:	\$43.96	\$0.00	\$0.00	\$0.00	\$43.96
161-2021	PO Then and Now	05/19/2021	05/19/2021		US BANK ONE CARD	O								
Purpose:		Thrifty car rental additional amount for May 4-5, 2021 for the KIFBL site visit.												
							1000-735-252-2000	Travel and Transportation(Economic Development)	\$25.60	\$25.60	\$0.00	\$0.00	\$0.00	
									PO Total:	\$25.60	\$25.60	\$0.00	\$0.00	\$0.00
162-2021	PO Regular	05/19/2021	05/19/2021		US BANK ONE CARD	O								
Purpose:		West Marine Pro: two commercial ring buoys and two 16x24-inch US flags for the shuttle boats.												
							1000-310-490-7000	Other - Supplies and Materials(Shuttle Boats)	\$192.36	\$0.00	\$0.00	\$0.00	\$192.36	
									PO Total:	\$192.36	\$0.00	\$0.00	\$0.00	\$192.36
163-2021	PO Regular	05/20/2021	05/20/2021		SOMERS AGENCY, LLC	O								
Purpose:		Marine Patrol boat insurance for hull and protection and indemnity.												
							2061-110-353-0000	Liability Insurance Premiums	\$4,930.00	\$4,930.00	\$0.00	\$0.00	\$0.00	
									PO Total:	\$4,930.00	\$4,930.00	\$0.00	\$0.00	\$0.00
164-2021	PO Regular	05/24/2021	05/24/2021		Batista Fence, LLC.	O								
Purpose:		The chain-link fence at the south end of Black River Landing needs stretched/straightened, the gate by the Black River/walking path rehung and a missing pole added.												
							1000-735-431-0000	Repairs and Maintenance of Buildings and Land	\$350.00	\$0.00	\$0.00	\$0.00	\$350.00	
									PO Total:	\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
165-2021	PO Then and Now	05/24/2021	05/24/2021		THOMAS BROWN, CASHIER	O								
Purpose:		Reimburse petty cash for replacement keys, table covers, and batteries for bathroom sink sensors.												
							1000-735-329-0000	Other-Communications, Printing & Advertising	\$20.00	\$20.00	\$0.00	\$0.00	\$0.00	
							1000-735-431-0000	Repairs and Maintenance of Buildings and Land	\$70.74	\$70.74	\$0.00	\$0.00	\$0.00	
									PO Total:	\$90.74	\$90.74	\$0.00	\$0.00	\$0.00
166-2021	PO Regular	05/24/2021	05/24/2021		LUCAS PLUMBING & HEATING, INC.	O								
Purpose:		Plumbing, heating and cooling emergencies, repairs and maintenance at LPA properties.												
							1000-735-431-0000	Repairs and Maintenance of Buildings and Land	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00	

LORAIN PORT AUTHORITY, LORAIN COUNTY
Purchase Order Status
 Year 2021

Purchase Order #	Type	Issue Date	Transaction Date	Expire Date	Vendor	Status	Account Code	Account Name	Amount Encumbered	Amount Charged	Amount Adjusted	Amount Overspent	Available Balance	
									PO Total:	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
167-2021	PO Regular	05/26/2021	05/26/2021		SOMERS AGENCY, LLC	O								
Purpose:		Insurance policies.												
							1000-735-353-0000	Liability Insurance Premiums	\$2,000.00	\$112.35	\$0.00	\$0.00	\$1,887.65	
									PO Total:	\$2,000.00	\$112.35	\$0.00	\$0.00	\$1,887.65
168-2021	PO Regular	05/26/2021	05/26/2021		RAKICH & RAKICH, INC.	O								
Purpose:		Uniforms for new officers.												
							2061-110-270-0000	Uniforms and Clothing	\$71.48	\$0.00	\$0.00	\$0.00	\$71.48	
									PO Total:	\$71.48	\$0.00	\$0.00	\$0.00	\$71.48
169-2021	PO Regular	05/26/2021	05/26/2021		BEAVER PARK NORTH, INC.	O								
Purpose:		Fuel for Marine Patrol boat.												
							2061-110-400-0000	Supplies and Materials	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00	
									PO Total:	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
170-2021	PO Regular	05/26/2021	05/26/2021		OASIS MARINAS AT PORT LORAIN	O								
Purpose:		Fuel for Marine Patrol boat.												
							2061-110-400-0000	Supplies and Materials	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00	
									PO Total:	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
171-2021	PO Regular	05/26/2021	05/26/2021		HARBORTOWN MARINE INC	O								
Purpose:		Miscellaneous supplies for Marine Patrol boat.												
							2061-110-400-0000	Supplies and Materials	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00	
									PO Total:	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00
172-2021	PO Regular	05/26/2021	05/26/2021		US BANK ONE CARD	O								
Purpose:		West Marine: Flares and supplies for Marine Patrol boat.												
							2061-110-400-0000	Supplies and Materials	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00	
									PO Total:	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00
173-2021	PO Regular	05/26/2021	05/26/2021		LAKE SCREEN PRINTING	O								
Purpose:		Two white polos and two frontier blue pullovers with the Port logo needed for the newest board members (Vassie Scott and Tamika Bonilla).												
							1000-735-329-8000	Other-Communications, Printing & Advertising{Other Promotio}	\$206.96	\$0.00	\$0.00	\$0.00	\$206.96	
									PO Total:	\$206.96	\$0.00	\$0.00	\$0.00	\$206.96
174-2021	PO Then and Now	05/27/2021	05/27/2021		Shoreway Sports and Graphics	O								
Purpose:		50 shirts needed as promotional materials for Black River Landing.												
							1000-735-329-8000	Other-Communications, Printing & Advertising{Other Promotio}	\$440.00	\$0.00	\$0.00	\$0.00	\$440.00	

LORAIN PORT AUTHORITY, LORAIN COUNTY
Purchase Order Status
 Year 2021

Purchase Order #	Type	Issue Date	Transaction Date	Expire Date	Vendor	Status	Account Code	Account Name	Amount Encumbered	Amount Charged	Amount Adjusted	Amount Overspent	Available Balance
PO Total:									\$440.00	\$0.00	\$0.00	\$0.00	\$440.00
Total for selected purchase orders:									\$28,126.71	\$13,615.65	\$0.00	\$0.00	\$14,511.06

Status: O - Open, C - Closed, B - Batch

RESOLUTION NO. 2021-__

A RESOLUTION RATIFYING EXPENDITURES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO REVISE THE 2021 OPERATING BUDGET, TRANSFER AND APPROPRIATE FUNDS AND REQUEST AN AMENDED CERTIFICATE OF ESTIMATED RESOURCES FROM THE COUNTY AUDITOR.

WHEREAS, through its operations it is necessary to amend the Lorain Port Authority Operating Budget for 2021 to ratify expenditures and to request an amended Certificate of Estimated Resources from the County Auditor.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Lorain Port Authority:

SECTION I. That the expenditure of funds pertaining to the amendment and hereby ratifying and that the Executive Director is hereby authorized to amend the Lorain Port Authority Operating Budget for 2021.

SECTION II. That pursuant to said budget amendment, transfer of and appropriation of funds, the Executive Director is also authorized to request an amended Certificate of Estimated Resources from the County Auditor.

SECTION III. It is found and determined that all formal proceedings and actions of this Board concerning and relating to the passage of this resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22, of the Ohio Revised Code.

Ayes:

Nays:

Abstain:

Adopted:

Brad Mullins, Chairman

Tom Brown, Executive Director

LORAIN PORT AUTHORITY

2021 Budget Amendment proposed June 8, 2021.

Description	Budget 2021	Budget 2022	Budget 2023	Budget 2024
Fund Classification: 1000 General				
Fund Balance 1/1	\$555,468.15	\$635,318.30	\$658,754.05	\$480,856.15
Fund Balance Adjustments	\$0.00	\$0.00	\$0.00	\$0.00
Prior Year Encumbrances	\$50,089.56	\$0.00	\$0.00	\$0.00
Unencumbered Balance 1/1	\$505,378.59	\$635,318.30	\$658,754.05	\$480,856.15
Revenues				
Property and Other Local Taxes				
1000-110-0000 - General Property Tax - Real Estate	\$828,036.00	\$828,036.00	\$828,036.00	\$828,036.00
Property and Other - Local Taxes Total	\$828,036.00	\$828,036.00	\$828,036.00	\$828,036.00
Intergovernmental				
1000-490-0500 - Other - Intergovernmental{ODNR Submerged Land Lease}	\$18,335.00	\$18,335.00	\$18,335.00	\$18,335.00
1000-490-0800 - Other - Intergovernmental{Miscellaneous}	\$0.00	\$0.00	\$0.00	\$0.00
1000-490-9000 - Other - Intergovernmental{Homestead and Rollback}	\$0.00	\$0.00	\$0.00	\$0.00
Intergovernmental Total	\$18,335.00	\$18,335.00	\$18,335.00	\$18,335.00
Charges for Services				
1000-523-0000 - Recreation Entry Fees	\$25,000.00	\$0.00	\$38,000.00	\$38,000.00
1000-523-0750 - Recreation Entry Fees{Rockin' on the River}	\$0.00	\$0.00	\$0.00	\$0.00
1000-523-7100 - Recreation Entry Fees{Ferry Boat}	\$0.00	\$0.00	\$0.00	\$0.00
1000-531-8500 - Sale of Lots {Real Estate}	\$4,000.00			
1000-590-0100 - Other - Charges for Services{2019 Spitzer then Oasis}	\$51,500.00	\$53,045.00	\$54,636.35	\$56,275.44
1000-590-0600 - Other - Charges for Services{CenturyLink Leases}	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
1000-590-0700 - Other - Charges for Services{Black River Landing}	\$6,000.00	\$15,000.00	\$15,000.00	\$15,000.00
1000-590-0800 - Other - Charges for Services{Miscellaneous}	\$0.00	\$0.00	\$0.00	\$0.00
1000-590-2000 - Other - Charges for Services{Economic Development}	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
1000-590-4201 - Other - Charges for Services{KIFBL}	\$283,884.40	\$0.00	\$0.00	\$0.00
1000-590-5100 - Other - Charges for Services{Miscellaneous Income}	\$0.00	\$0.00	\$0.00	\$0.00
1000-590-7200 - Other - Charges for Services{Lighthouse}	\$10,000.00	\$0.00	\$0.00	\$0.00
Charges for Services Total	\$391,884.40	\$79,545.00	\$119,136.35	\$120,775.44
Earnings on Investments				
1000-701-0000 - Interest	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous				
1000-892-0750 - Other - Miscellaneous Non-Operating{Rockin' on the River}	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Miscellaneous Total	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Other Financing Sources				
1000-931-0000 - Transfers - In	\$0.00	\$0.00	\$0.00	\$0.00
1000-941-0000 - Advances - In	\$0.00	\$0.00	\$0.00	\$0.00
Total Revenue	\$1,248,255.40	\$935,916.00	\$975,507.35	\$977,146.44

Description	2021	2022	2023	2024
Expenditures				
Other Security of Persons and Property - Other				
1000-190-349-0000 - Other - Professional and Technical Services	\$500.00	\$500.00	\$500.00	\$500.00
Other Security of Persons and Property - Other Total	\$500.00	\$500.00	\$500.00	\$500.00
Recreation - Other				
1000-310-349-7000 - Other - Professional and Technical Services{River Tour}	\$16,500.00	\$0.00	\$15,000.00	\$15,000.00
1000-310-391-7100 - Dues and Fees{Ferry Boat}	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00
1000-310-490-7000 - Other - Supplies and Materials{River Tour}	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00
Recreation - Other Total	\$41,500.00	\$0.00	\$40,000.00	\$40,000.00
Electric - Other				
1000-512-311-0000 - Electricity	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Electric - Other Total	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Gas - Other				
1000-522-313-0000 - Natural Gas	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Gas - Other Total	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Water - Other				
1000-532-312-0000 - Water and Sewage	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00
Water - Other Total	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00
Boards and Commissions - Salaries				
1000-735-132-0000 - Salaries - Administrator's Staff	\$240,500.00	\$240,500.00	\$240,500.00	\$240,500.00
1000-735-132-2000 - Salaries - Administrator's Staff{Economic Development}	\$72,000.00	\$72,000.00	\$72,000.00	\$72,000.00
Boards and Commissions - Salaries Total	\$312,500.00	\$312,500.00	\$312,500.00	\$312,500.00
Boards and Commissions - Other				
1000-735-211-0000 - Ohio Public Employees Retirement System	\$33,670.00	\$33,670.00	\$33,670.00	\$33,670.00
1000-735-211-2000 - Ohio Public Employees Retirement System{Economic Developn	\$10,080.00	\$10,080.00	\$10,080.00	\$10,080.00
1000-735-213-0000 - Medicare	\$3,487.25	\$3,487.25	\$3,487.25	\$3,487.25
1000-735-213-2000 - Medicare{Economic Development}	\$1,044.00	\$1,044.00	\$1,044.00	\$1,044.00
1000-735-221-0000 - Medical/Hospitalization	\$80,126.00	\$80,126.00	\$80,126.00	\$80,126.00
1000-735-221-2000 - Medical/Hospitalization{Economic Development}	\$10,650.00	\$10,650.00	\$10,650.00	\$10,650.00
1000-735-222-0000 - Life Insurance	\$500.00	\$500.00	\$500.00	\$500.00
1000-735-225-0000 - Workers' Compensation	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
1000-735-225-2000 - Workers' Compensation{Economic Development}	\$0.00	\$0.00	\$0.00	\$0.00
1000-735-229-0000 - Other - Insurance Benefits	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00
1000-735-229-2000 - Other - Insurance Benefits{Economic Development}	\$500.00	\$500.00	\$500.00	\$500.00
1000-735-240-0000 - Unemployment Compensation	\$0.00	\$0.00	\$0.00	\$0.00
1000-735-252-0000 - Travel and Transportation	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
1000-735-252-2000 - Travel and Transportation{Economic Development}	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
1000-735-321-0000 - Telephone	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
1000-735-329-0000 - Other-Communications, Printing & Advertising	\$30,100.00	\$0.00	\$11,925.00	\$11,925.00
1000-735-329-2000 - Other-Communications, Printing & Advertising{Economic Devel}	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00
1000-735-329-8000 - Other-Communications, Printing & Advertising{Other Promotion}	\$3,900.00			
1000-735-329-NEW - Other-Communications, Printing & Advertising {Fireworks}		\$22,075.00	\$22,075.00	

Description	2021	2022	2023	2024
1000-735-330-0000 - Rents and Leases	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
1000-735-330-6000 - Rents and Leases{ODNR Lease}	\$36,005.00	\$36,005.00	\$36,005.00	\$36,005.00
1000-735-330-6100 - Rents and Leases{CORPS Engineer Lease}	\$16,843.00	\$16,843.00	\$16,843.00	\$16,843.00
1000-735-341-0000 - Accounting and Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00
1000-735-341-2000 - Accounting and Legal Fees{Economic Development}	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
1000-735-342-0000 - Auditing Services		Renumbered		
1000-735-342-2000 - Auditing Services{Economic Development}		Renumbered		
1000-735-343-0000 - Uniform Accounting Network Fees	\$3,504.00	\$3,500.00	\$3,500.00	\$3,500.00
1000-735-344-0000 - Tax Collection Fees	\$22,000.00	\$22,000.00	\$22,000.00	\$22,000.00
1000-735-345-0000 - Election Expenses	\$0.00	\$0.00	\$0.00	\$0.00
1000-735-346-0000 - Engineering Services	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00
1000-735-347-0000 - Planning Consultants	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00
1000-735-347-2000 - Planning Consultants{Economic Development}	\$25,000.00	\$0.00	\$15,000.00	\$15,000.00
1000-735-349-0000 - Other - Professional and Technical Services	\$22,500.00	\$0.00	\$2,500.00	\$2,500.00
1000-735-349-2000 - Other - Professional and Technical Services{Economic Development}	\$0.00	\$0.00	\$0.00	\$0.00
1000-735-353-0000 - Liability Insurance Premiums	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00
1000-735-391-0000 - Dues and Fees	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00
1000-735-391-1500 - Dues and Fees{Bonds - Revenue}	\$0.00	\$0.00	\$0.00	\$0.00
1000-735-391-2000 - Dues and Fees{Economic Development}	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
1000-735-410-0000 - Office Supplies and Materials	\$4,996.00	\$5,000.00	\$5,000.00	\$5,000.00
1000-735-431-0000 - Repairs and Maintenance of Buildings and Land	\$175,000.00	\$150,000.00	\$200,000.00	\$200,000.00
1000-735-431-5300 - Repairs and Maintenance of Buildings and Land{GOOSE DOG}	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Boards and Commissions - Other Total	\$634,905.25	\$520,480.25	\$629,905.25	\$607,830.25
1000-745-342-0000 - Auditing Services	\$10,000.00	\$10,000.00	\$0.00	\$12,000.00
1000-745-342-2000 - Auditing Services{Economic Development}	\$1,000.00	\$1,000.00		
	\$11,000.00	\$11,000.00	\$0.00	\$12,000.00
Tax Refunds - Other				
1000-760-600-8500 - Other{Real Estate}	\$0.00	\$0.00	\$0.00	\$0.00
Tax Refunds - Other Total	\$0.00	\$0.00	\$0.00	\$0.00
Capital Outlay - Other				
1000-800-510-0000 - Land and Land Improvements	\$0.00	\$0.00	\$0.00	\$0.00
1000-800-540-0000 - Machinery, Equipment and Furniture	\$5,000.00	\$0.00	\$2,500.00	\$2,500.00
1000-800-590-0000 - Other - Capital Outlay	\$95,000.00	\$0.00	\$100,000.00	\$100,000.00
Capital Outlay - Other Total	\$100,000.00	\$0.00	\$102,500.00	\$102,500.00
Other Financing Uses				
1000-910-910-0000 - Transfers - Out	\$0.00	\$0.00	\$0.00	\$0.00
1000-920-920-0000 - Advances - Out	\$0.00	\$0.00	\$0.00	\$0.00
Other - Other Financing Uses Total	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenditures	\$1,168,405.25	\$912,480.25	\$1,153,405.25	\$1,143,330.25

Description	2021	2022	2023	2024
Fund Classification: 2061 Special Revenue Marine Patrol				
Fund Balance 1/1	\$193.52			
Fund Balance Adjustments	\$0.00			
Prior Year Encumbrances	\$110.00			
Unencumbered Balance 1/1	\$83.52			
Revenues				
Intergovernmental				
2061-422-0000 - State - Restricted	\$35,000.00			
Other Financing Sources				
2061-931-0000 - Transfers - In	\$0.00			
2061-941-0000 - Advances - In	\$0.00			
Total Revenue	<u>\$35,000.00</u>			
Expenditures				
Police Enforcement - Salaries				
2061-110-132-0000 - Salaries - Administrator's Staff	\$20,640.00			
Police Enforcement - Salaries Total	<u>\$20,640.00</u>			
Police Enforcement - Other				
2061-110-211-0000 - Ohio Public Employees Retirement System	\$2,890.00			
2061-110-213-0000 - Medicare	\$300.00			
2061-110-225-0000 - Workers' Compensation	\$645.00			
2061-110-252-0000 - Travel and Transportation				
2061-110-270-0000 - Uniforms and Clothing	\$94.00			
2061-110-353-0000 - Liability Insurance Premiums	\$4,930.00			
2061-110-400-0000 - Supplies and Materials	\$779.52			
2061-110-433-0000 - Repairs and Maintenance of Motor Vehicles	\$4,805.00			
2061-110-440-0000 - Small Tools and Minor Equipment	\$0.00			
Police Enforcement - Other Total	<u>\$14,443.52</u>			
Capital Outlay - Other				
2061-800-400-0000 - Supplies and Materials	\$0.00			
Other Financing Uses				
2061-920-920-0000 - Advances - Out	\$0.00			
Total Expenditures	<u>\$35,083.52</u>			

Description	2021	2022	2023	2024
Fund Classification: 2051 Special Revenue Paddling Enhancement Grant				
Fund Balance 1/1	\$0.00			
Fund Balance Adjustments	\$0.00			
Prior Year Encumbrances	\$0.00			
Unencumbered Balance 1/1	\$0.00			
Revenues				
Intergovernmental				
2051-411-0000 - Federal - Restricted	\$32,175.00			
Other Financing Sources				
2051-941-0000 - Advances - In	\$0.00			
Total Revenue	<u>\$32,175.00</u>			
Expenditures				
Capital Outlay - Other				
2051-800-590-0000 - Other - Capital Outlay	\$32,175.00			
Other Financing Uses				
2051-920-920-0000 - Advances - Out				
Total Expenditures	\$32,175.00			

Description	2021	2022	2023	2024
Fund Classification: NEW Special Revenue Site Area Redevelopment Analysis and Strategic Plan				
Fund Balance 1/1	\$0.00			
Fund Balance Adjustments	\$0.00			
Prior Year Encumbrances	\$0.00			
Unencumbered Balance 1/1	\$0.00			
Revenues				
Intergovernmental				
****-490-**** - Intergovernmental{SARASP}	\$10,900.00			
****-820-**** - Contributions and Donations {SARASP}	\$20,900.00			
Other Financing Sources				
****-931-**** - Transfers - In	\$10,000.00			
****-941-**** - Advances - In	\$0.00			
Total Revenue	<u>\$41,800.00</u>			
Expenditures				
****-349-**** - Other - Professional and Technical Services	\$41,800.00			
Total	<u>\$41,800.00</u>			
Other Financing Uses				
****-920-920-**** - Advances - Out	\$0.00			
Total Expenditures	<u>\$41,800.00</u>			

Description	2021	2022	2023	2024
Fund Classification: 4201 Grant Construction KIFBL				
Fund Balance 1/1	\$0.04			
Fund Balance Adjustments	\$0.00			
Prior Year Encumbrances	\$0.00			
Unencumbered Balance 1/1	\$0.04			
Revenues				
Intergovernmental				
4201-411-0000 - Federal - Restricted	\$3,300,750.55			
4201-841-0000 - Capital Contributions	\$2,702,715.12			
Other Financing Sources				
4201-941-0000 - Advances - In				
Total Revenue	\$6,003,465.67			
Expenditures				
Capital Outlay - Other				
4201-800-346-0000 - Engineering Services	\$101,360.00			
4201-800-347-0000 - Planning Consultants	\$0.00			
4201-800-391-0000 - Dues and Fees	\$283,884.40			
4201-800-590-0000 - Other - Capital Outlay	\$5,618,221.31			
Other Financing Uses				
2061-920-920-0000 - Advances - Out				
Total Expenditures	\$6,003,465.71			

General Fund

6/8/2021

General Ledger \ Account Name	Account Type	From	To	Increase/ Decrease
1000-523-0000 - Recreation Entry Fees	Revenue	1,000.00	25,000.00	24,000.00
1000-590-0700 - Other - Charges for Services{Black River Landing}	Revenue	2,500.00	6,000.00	3,500.00
1000-590-7200 - Other - Charges for Services{Lighthouse}	Revenue	6,000.00	10,000.00	4,000.00
			Total General Fund Revenues Adjustments	<u>31,500.00</u>
1000-310-349-7000 - Other - Professional and Technical Services{River Tour}	Appropriation	7,000.00	16,500.00	9,500.00
1000-310-391-7100 - Dues and Fees{Ferry Boat}	Appropriation	1,000.00	10,000.00	9,000.00
1000-735-329-0000 - Other-Communications, Printing & Advertising	Appropriation	30,100.00	35,100.00	5,000.00
1000-735-329-2000 - Other-Communications, Printing & Advertising{Economic C	Appropriation	15,000.00	10,000.00	(5,000.00)
			Total General Fund Appropriations Adjustments	<u>18,500.00</u>

Marine Patrol Grant (Special Revenue)

General Ledger \ Account Name	Account Type	From	To	Increase/ Decrease
	Revenue	-	-	-
			Total Marine Patrol Grant Revenue Adjustments	<u>-</u>
2061-110-132-0000 - Salaries - Administrator's Staff	Appropriation	18,450.00	20,640.00	2,190.00
2061-110-211-0000 - Ohio Public Employees Retirement System	Appropriation	2,583.00	2,890.00	307.00
2061-110-213-0000 - Medicare	Appropriation	267.53	300.00	32.47
2061-110-225-0000 - Workers' Compensation	Appropriation	575.64	645.00	69.36
2061-110-270-0000 - Uniforms and Clothing	Appropriation	678.00	94.00	(584.00)
2061-110-353-0000 - Liability Insurance Premiums	Appropriation	5,500.00	4,930.00	(570.00)
2061-110-400-0000 - Supplies and Materials	Appropriation	2,224.35	779.52	(1,444.83)
			Total Marine Patrol Grant Appropriation Adjustments	<u>-</u>

Site Area Redevelopment Analysis and Strategic Plan Grant (Special Revenue)

General Ledger \ Account Name	Account Type	From	To	Increase/ Decrease
****-490-**** - Intergovernmental{SARASP}	Revenue	-	10,900.00	10,900.00
****-820-**** - Contributions and Donations {SARASP}	Revenue	-	20,900.00	20,900.00
****-931-**** - Transfers - In	Revenue	-	10,000.00	10,000.00
			Total SARASP Grant Revenue Adjustments	<u>41,800.00</u>
****-349-**** - Other - Professional and Technical Services	Appropriation	-	41,800.00	41,800.00

Total SARASP Grant Appropriation Adjustments	<u>41,800.00</u>
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Total Special Revenue - Revenue	41,800.00
Total Special Revenue - Appropriations	41,800.00

RESOLUTION NO. 2021-__**A RESOLUTION TO APPROVE AN ADVANCEMENT OF FUNDS FROM THE GENERAL FUND TO A SPECIAL REVENUE SITE AREA REDEVELOPMENT ANALYSIS AND STRATEGIC PLAN FUND.**

WHEREAS, the Lorain Port Authority has authorized staff to enter into an agreement with the JobsOhio and the City of Lorain for contracted expenses of 4ward Planning Inc. for site area redevelopment analysis and strategic plan of three publicly controlled sites in the city of Lorain, and

WHEREAS, this Special Revenue Fund will require advances up to \$31,800.00. Due to the timing of this grant, the repayment of these advancements will be repaid from the Special Revenue Site Area Redevelopment Analysis and Strategic Plan Fund by April 29, 2022.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Lorain Port Authority:

SECTION I. That the advancement of funds pertaining to the amendment is hereby approved and that the Executive Director or his Designee is hereby authorized to advance funds from the General Fund to the Special Revenue (Site Area Redevelopment Analysis and Strategic Plan) Fund (affirmative majority vote required).

SECTION II. That pursuant to the budget amendment and appropriation of funds, the Executive Director or his Designee is also authorized to request an amended Certificate of Estimated Resources from the County Auditor.

SECTION III. It is found and determined that all formal proceedings and actions of this Board concerning and relating to the passage of this resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22, of the Ohio Revised Code.

Ayes:

Nays:

Abstain:

Adopted:

Brad Mullins, Chairman

Tom Brown, Executive Director