



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

DATE: July 3, 2024
TO: Board of Directors
FROM: Brad Mullins, Chairman, Boards of Directors
SUBJECT: Meeting Notice

Please be advised that a Regular Board Meeting has been scheduled for 6:00 p.m. on

Tuesday, July 9, 2024

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, July 9, 2024, at 6:00 p.m.

Port Office

AGENDA

- I. Roll Call
- II. Pledge of Allegiance
- III. Disposition of Meeting Minutes
 - A. May 14, 2024, Regular Board Meeting Minutes
 - B. June 11, 2024, Regular Board Meeting Minutes
- IV. Report of Officers
 - A. Chairman
 - 1. Intern Introduction: Olivia Stacklin
 - 2. Correspondence received:
 - B. Executive Director
 - 1. Oasis Marinas Fuel Dock Report
Presenter: Michael Santa, Oasis Marinas at Port Lorain
 - 2. Brewfest Report
Staff Presenter: Tiffany McClelland, Assistant Director
- V. Report of Committees
 - A. Contract Management Committee
 - B. Strategic Development Plan Committee
 - C. Marketing and Public Affairs Committee
 - D. Financial Planning and Audit Committee
 - 1. Temporary Budget Appropriations for 2025: Resolution No. 2024-__
Staff presenter: Yvonne Smith, Accountant
 - 2. June 2024 Financial Statement: Motion to approve
Staff presenter: Yvonne Smith, Accountant
 - 3. 2022-2023 Audit
Staff presenter: Yvonne Smith, Accountant
 - E. Bylaws & Personnel Committee
- VI. Other Business
 - A. Next Port Tent dates: July 12 & August 2, 2024
- VII. Public Comment

VIII. Adjournment

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

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

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

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

I. Roll Call

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

II. Pledge of Allegiance

III. Disposition

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

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

IV. Report of Officers

A. Chairman

1. Correspondence received:

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

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

B. Executive Director

1. Stage Update:

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

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

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

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

5. Rockin' on the River: Volunteers needed Fridays, May 24 & June 7: Mr.

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

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

C. Assistant Director

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

Following executive session at the end of the meeting,

Mr. Mullins Presented:

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

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

Ayes: 9 Nays: Abstain: Resolution Passed

V. Report of Committees

A. Contract Management Committee

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

Mr. Mullins presented:

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

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

Ayes: 9	Nays:	Abstain:	Resolution Passed
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2. Leadership Lorain County Intern: Mrs. Leyva Smith said she's been working with Leadership Lorain County to interview four potential intern candidates. The interns go through a vetting process and interview with someone at Leadership Lorain County before being recommended to interview with me. Ms. Olivia Stacklin accepted our offer and will start May 28. Last year she was the intern at Main Street Lorain. She lives in Vermillion and has a strong love for Lorain. She's a junior at Ohio University, has related experience and seems to be a perfect fit for our office.

Mr. Mullins presented:

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

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

Ayes: 9	Nays:	Abstain:	Resolution Passed
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B. Strategic Development Plan Committee

1. Mr. Zgonc said he had no report.

C. Marketing and Public Affairs Committee

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

D. Financial Planning and Audit Committee

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

Mr. Mullins presented:

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

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

Roll call vote as follows:

Ayes: 9 Nays: 0 Abstain: 0 Resolution Passed

E. Bylaws and Personnel Committee

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

VI. Other Business

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

VII. Public Comment

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

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

VIII. Executive Session: Purposes of Property and Personnel

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

Ayes: 9 Nays: 0 Abstain: 0 Motion Passed

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

IX. Adjournment

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

Brad Mullins, Chairman

Tom Brown, Executive Director

**Lorain Port and Finance Authority
Board of Directors
Regular Meeting
Port Office
Tuesday, June 11, 2024, at 6:00 p.m.**

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

Staff: Tom Brown, Executive Director
Tiffany McClelland, Assistant Director
Yvonne Smith, Accountant
Kelsey Leyva Smith, Office Manager
Mike Brosky, Esq., Port Attorney

Guests: None

I. Roll Call

A. The meeting was called to order at 6:00 p.m. by Chairman Brad Mullins with roll call indicating a quorum present.

II. Pledge of Allegiance

III. Disposition

A. April 9, 2024, Regular Board Meeting Minutes: Mr. Veard moved to approve. Second by Mrs. Silva Arredondo. Motion carried.

IV. Report of Officers

A. Chairman

1. Correspondence received:

- a. Permanent Stage Project: Mr. Brown said he will send out an invitation to board members for Tuesday at 11am to view the latest drawings of the amphitheater project. He will send it tonight or tomorrow.
- b. City Council Meeting: Mr. Brown thanked board members and staff for attending the council meeting last night. He said there looks to be a path forward to update the language of the ordinance related to the port authority.

- c. Upcoming announcement: Mr. Brown said we will be making an announcement on Monday, June 17. He can't share what exactly it's about but said it's good news and a press release will be going out.
- d. Chronicle Article: Mr. Brown said the Chronicle published a story about Senator Manning's office awarding \$500,000 for stage project. It still has to be passed, but it is good news.
- e. Carl Nielsen Commendation:

Mr. Mullins presented:

A RESOLUTION COMMENDING CARL NIELSEN FOR HIS OUTSTANDING SERVICE, DEDICATION AND COMMITMENT TO THE LORAIN PORT AND FINANCE AUTHORITY.

Mr. Scott moved to approve Resolution 2024-15. Second by Mr. Veard. Roll call vote as follows:

Ayes: 9 Nays: 0 Abstain: 0 Resolution Passed

- f. Steering Committee Update: Mr. Zellers said we're extremely lucky to have the co-chairs we do. They are very excited and engaged. They started having events here to bring in different donors to hear our story and what we're trying to do. Mr. Bob Campana has taken a passion for this, Mr. Mullins said. He's amazed at what we've done here and the good things going on in the city. There's a lot of interest. Pretty big donors looking at the project and they really just started.

B. Executive Director

1. Kel Fligner Scholarship: Mr. Brown said with the passing of Kel Fligner, and Ben Fligner was a longtime member, he want to make a donation to the memorial scholarship at LCCC. We could do a resolution next month. He was thinking \$500 but thinks it means more coming from the board. Mr. Mullins said he agreed with the \$500 scholarship. Ms. Kiraly moved. Second by Ms. Bonilla. Motion carried.
2. Lorain Co. Chamber of Commerce Party at the Port June 26: Mr. Brown said we're hosting one of the county chamber's networking events. It's June 26

from 5-7p at the port. Good board presence is requested. We'll talk about our events and projects. They're always a great partner and will bring lots of people. Mr. Zellers asked if Whiting Turner and Bialosky was invited? Mr. Brown said yes.

3. International Festival June 28-30: Mr. Brown said International Festival is coming up. We're working on getting the site ready and working with Mr. Ben Maniaci.
4. Independence Day Fireworks Display Thursday, July 4: Mr. Brown said we're looking forward to a good fireworks show on July Fourth. It went well last year. Mr. Mullins asked what year of contract we are in? Mrs. Leyva Smith said this is the last year, she'll be getting proposals soon.
5. Next Port Tent July 12: Mr. Brown said the next tent date is July 12. We're here from 5:30-8:30p and are doing it once a month.
6. Reminder: We are cosponsoring the Taylor Swift tribute show on August 3 so we could use board member help selling tickets. The proceeds come back to us as we're co-promoting with Mr. Bob Earley.
7. Oasis Lease: Mr. Brown said we're responsible for certain repairs. We just got a quote for work on the gas dock. They can get started as soon as tomorrow and hope to have gas by this weekend. That is \$20,500 that is needed out of the capital account. Oasis will pre pay and we can bring a resolution in July. Mr. Zellers asked if we were responsible after a certain dollar amount. Mr. Brown said there's a list of qualifiers. He believes this is related to our infrastructure responsibility. Mr. Mullins said it's a mess over there. No one mans it regularly. He doesn't think they do \$20,000 in fuel a year. Mr. Mullins asked what exactly? Mr. Brown said replace chains, hardware, re-anchoring, demolition of north side platform, etc. Mr. Zellers said he recommends authorizing them to move forward and we reimburse them, but we want an opportunity to review the costs. Mr. Mullins wants to know about the preventative maintenance on the gas dock. It's been a problem for 20 years. Mr. Zellers wants a meeting with Oasis to walk through the invoice. Mr. Scott seconded. Motion carried.

8. Motor Sports Park: Mr. Brown said the group was able to satisfy the city's requirements. The city is crafting the extension agreement. Part of it is they would like us to be the management arm of that project. We may have to do a special call depending on the timing. If it looks good, then we'll finalize the incentive package and present it to the board. Mr. Zgonc asked what that means? Mr. Brown said there will be a split of the 37.5 acre parcel, which will be outdoor racetrack, rental track and barns for the race portion. It's about a \$12 million proposal. The Indoor track would be electric carts, restaurant and E Sports facility. Mrs. Silva Arredondo asked what it would mean to be the management arm? Mr. Brown said we haven't gotten the requirements back yet, but essentially looking at incentive opportunities, making sure t's are crossed and l's are dotted.

V. Report of Committees

A. Contract Management Committee

1. Mr. Zellers said we had a meeting today. There is one every two weeks with the architects and Whiting Turner, the construction manager. Communication is wide open. The preconstruction phase is just about complete. By July 16, we should be under contract with them and have funding accessible. On 6/3 we turned the drawings into the city. We could use some help with the fees on that. On 6/5 we published to go out for bid and sent out the drawings and specifications to a list of subcontracts from Lorain, Lorain County and surrounding communities. On 6/13, an RFI, or request for information, needs to be turned in by all subcontractors. We've received some RFIs and we're working through those. On 6/18, we're going to have a drawing review here in our office if you would like to attend. It's called a page turn. It's at 11 a.m. and should go until about 1 p.m. Then bids are due on 6/20. We will be doing subcontractor review the week of June 24-July 5. Mr. Zellers asked that we are notified when that's going to be and that we be given the opportunity to participate. On 7/8, is when we should be receiving our guaranteed maximum price from Whiting Turner. Anything over that comes out of Whiting Turner's fee. Anything unspent comes back to us. On July 16, Whiting Turner is

expected to have the contract ready to sign. Then we'll have the ability to start the construction as soon as the concert series is over in the fall. We'll be ready by May 2025. Mr. Zellers said we're looking at cashflow, big dollars pent when shovels go into the ground. Mr. Scott asked about the green room. Mr. Zellers said everything is being bid separately so we can get pricing now and decide what funding will allow.

B. Strategic Development Plan Committee

1. Mr. Zgonc said he had no report.

C. Marketing and Public Affairs Committee

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

D. Financial Planning and Audit Committee

1. May 2024 Financial Statement: Ms. Bonilla said she met with Mrs. Smith and went over the financials. She deferred to Mrs. Smith. Mrs. Smith said she and Ms. Bonilla did a min review of receipts and the bank reconciliation. She opened the floor to questions. Mr. Zellers moved to approve. Second by Mrs. Silva Arredondo. Motion carried.

E. Bylaws and Personnel Committee

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

VI. Other Business

- A.** None

VII. Public Comment

- A.** Mr. Jack Bradley said regarding the gas dock, he had someone in from Beaver Park Marina who was happy he'd have more business. If it's not a place to attract boaters, maybe avoid the expense since it hasn't been open so far. Also, he's not sure if the lease requires them to have a restaurant, but he is often asked what is happening with that and if they're living up to contractual obligations. He said June 24 at 1:30 p.m. is the ribbon cutting for the groundbreaking for the motorsports park. As far as port management arm of the project, they have agreed with the motorsports park the money from the county and city will be spent last. If they don't spend \$8 million, then the city and county's portion would be less. They want the port to make sure \$8 million is spent before they use any

city or county funds to pay any invoices. Mr. Brown said the restaurant is with a broker. It's been toured many times. Right now, they only entity losing money is Oasis. The boaters want it and they're looking to fill it. With the gas dock, they've been chasing and finally found a trusted operator. It's another amenity for the boaters there. Mr. Scott asked about the Oasis lease length. Mr. Brown said 2029.

- B.** Mrs. Springowski asked if the bid package would be open to the public? Mr. Zellers said it could be.

VIII. Executive Session: Purposes of Property and Personnel

- A.** Mr. Zgonc moved to enter into executive session. Second by Mr. Veard. Roll call vote as follows:

Ayes: 9 Nays: 0 Abstain: 0 Motion Passed

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

IX. Adjournment

- A.** There being no further business to come before the board, Mr. Zgonc moved to adjourn. Ms. Bonilla seconded. The meeting adjourned at 6:56 p.m.

Brad Mullins, Chairman

Tom Brown, Executive Director

RESOLUTION NO. 2024-__**A RESOLUTION TO APPROVE THE 2025 ANNUAL BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE LORAIN PORT AUTHORITY.**

WHEREAS, it is necessary, as per the Ohio Revised Code, when Levy funds are received, to provide budget appropriations for the Lorain Port Authority for calendar year 2025; and,

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

SECTION I. That the budget for the Lorain Port Authority, Lorain, Ohio for the fiscal year beginning January 1, 2025, as prepared by the Fiscal Officer and recommended by the Finance committee, be adopted as follows: (See attached sheet).

SECTION II. That the Chairman and/or Executive Director be and hereby are authorized and directed to certify said budget and transmit a copy of this resolution to all offices as required by law.

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

Description	Budget 2024	Budget 2025	
Fund Classification: 1000 General			
Fund Balance 1/1	\$917,629.49	\$302,588.99	\$452,907.49
Fund Balance Adjustments	\$0.00	\$0.00	\$0.00
Prior Year Encumbrances	\$28,870.44	\$0.00	\$0.00
Unencumbered Balance 1/1	\$888,759.05	\$302,588.99	\$452,907.49

Revenues

1000-110-0000 - General Property Tax - Real Estate	\$855,271.00	\$1,022,000.00
1000-490-0500 - Other - Intergovernmental{ODNR Submerged Land Lease}	\$36,200.00	\$36,200.00
1000-490-0800 - Other - Intergovernmental{Miscellaneous}	\$0.00	\$0.00
1000-490-9000 - Other - Intergovernmental{Homestead and Rollback}	\$0.00	\$0.00
1000-523-0000 - Recreation Entry Fees	\$12,500.00	\$12,500.00
1000-531-8500 - Sale of Lots {Real Estate}	\$0.00	\$0.00
1000-590-0100 - Other - Charges for Services{Oasis}	\$56,000.00	\$57,680.00
1000-590-0201 - Other - Charges for Services{JATT Riverside, LLC}	\$6,000.00	\$12,000.00
1000-590-0600 - Other - Charges for Services{Lumen Leases}	\$1,500.00	\$1,500.00
1000-590-0700 - Other - Charges for Services{Black River Landing}	\$25,000.00	\$300,000.00
1000-590-0800 - Other - Charges for Services{Miscellaneous}	\$0.00	\$0.00
1000-590-2000 - Other - Charges for Services{Economic Development}	\$10,000.00	\$10,000.00
1000-590-5100 - Other - Charges for Services{Miscellaneous Income}	\$0.00	\$0.00
1000-590-7200 - Other - Charges for Services{Lighthouse}	\$12,500.00	\$12,500.00
1000-701-0000 - Interest	\$25,000.00	\$25,000.00
1000-820-0000 - Contributions and Donations	\$0.00	\$200,000.00
1000-891-0000 - Other - Miscellaneous Operating	\$0.00	\$0.00
Sub-Total	<u>\$1,039,971.00</u>	<u>\$1,689,380.00</u>
Other Financing Sources		
1000-931-0000 - Transfers - In	\$0.00	\$0.00
1000-941-0000 - Advances - In	\$0.00	\$0.00
Total Revenue	<u>\$1,039,971.00</u>	<u>\$1,689,380.00</u>

Expenditures

1000-190-349-0000 - Other - Professional and Technical Services	\$0.00	\$0.00
1000-310-349-7000 - Other - Professional and Technical Services{River Tour}	\$15,000.00	\$15,000.00
1000-310-490-7000 - Other - Supplies and Materials{River Tour}	\$15,000.00	\$15,000.00
1000-512-311-0000 - Electricity	\$37,500.00	\$40,000.00
1000-522-313-0000 - Natural Gas	\$6,500.00	\$6,500.00
1000-532-312-0000 - Water and Sewage	\$12,000.00	\$12,000.00
1000-735-132-0000 - Salaries - Administrator's Staff	\$353,000.00	\$353,000.00
1000-735-211-0000 - Ohio Public Employees Retirement System	\$49,420.00	\$49,420.00
1000-735-213-0000 - Medicare	\$5,118.50	\$5,118.50
1000-735-221-0000 - Medical/Hospitalization	\$111,000.00	\$115,300.00
1000-735-222-0000 - Life Insurance	\$500.00	\$500.00
1000-735-225-0000 - Workers' Compensation	\$1,000.00	\$1,000.00
1000-735-229-0000 - Other - Insurance Benefits	\$5,750.00	\$6,000.00
1000-735-240-0000 - Unemployment Compensation	\$0.00	\$0.00
1000-735-252-0000 - Travel and Transportation	\$12,000.00	\$12,000.00
1000-735-321-0000 - Telephone	\$12,000.00	\$12,000.00
1000-735-329-0000 - Other-Communications, Printing & Advertising	\$60,000.00	\$30,000.00
1000-735-329-8000 - Other-Communications, Printing & Advertising{Other Promotic	\$4,000.00	\$4,000.00
1000-735-329-8800 - Other-Communications, Printing & Advertising {Fireworks}	\$25,075.00	\$25,075.00
1000-735-330-0000 - Rents and Leases	\$5,000.00	\$5,000.00
1000-735-330-6000 - Rents and Leases{ODNR Lease}	\$36,005.00	\$36,005.00
1000-735-330-6100 - Rents and Leases{CORPS Engineer Lease}	\$16,843.00	\$16,843.00
1000-735-342-0000 - Auditing Services	\$14,000.00	\$0.00

Description	2024	2025
1000-735-341-0000 - Accounting and Legal Fees	\$14,400.00	\$10,000.00
1000-735-343-0000 - Uniform Accounting Network Fees	\$3,800.00	\$3,800.00
1000-735-344-0000 - Tax Collection Fees	\$20,000.00	\$20,000.00
1000-735-345-0000 - Election Expenses	\$0.00	\$23,000.00
1000-735-346-0000 - Engineering Services	\$0.00	\$0.00
1000-735-347-0000 - Planning Consultants	\$3,100.00	\$7,500.00
1000-735-349-0000 - Other - Professional and Technical Services	\$20,000.00	\$20,000.00
1000-735-353-0000 - Liability Insurance Premiums	\$52,000.00	\$55,000.00
1000-735-391-0000 - Dues and Fees	\$18,131.00	\$20,000.00
1000-735-391-1500 - Dues and Fees{Bonds - Revenue}	\$0.00	\$360,000.00
1000-735-391-8500 - Dues and Fees{Real Estate}	\$0.00	\$0.00
1000-735-410-0000 - Office Supplies and Materials	\$5,000.00	\$5,000.00
1000-735-431-0000 - Repairs and Maintenance of Buildings and Land	\$190,000.00	\$200,000.00
1000-735-431-5300 - Repairs and Maintenance of Buildings and Land{GOOSE DO	\$1,500.00	\$1,500.00
1000-800-540-0000 - Machinery, Equipment and Furniture	\$3,500.00	\$3,500.00
1000-800-590-0000 - Other - Capital Outlay	\$26,869.00	\$50,000.00
Sub-Total	\$1,155,011.50	\$1,539,061.50
Other Financing Uses		
1000-910-910-0000 - Transfers - Out	\$500,000.00	\$0.00
1000-920-920-0000 - Advances - Out	\$0.00	\$0.00
Total Expenditures	\$1,655,011.50	\$1,539,061.50

Description	2024	2025	21 of 21
Fund Classification: 2051 USEPA Brownfield Assessment Grant			
Fund Balance 1/1	\$0.00	\$0.00	\$0.00
Fund Balance Adjustments	\$0.00	\$0.00	\$0.00
Prior Year Encumbrances	\$0.00	\$0.00	\$0.00
Unencumbered Balance 1/1	\$0.00	\$0.00	\$0.00
Revenues			
2051-411-0000 - Federal - Restricted	\$471,951.47	\$0.00	
Other Financing Sources			
2051-931-0000 - Transfers - In			
2051-941-0000 - Advances - In			
Total Revenue	<u>\$471,951.47</u>	<u>\$0.00</u>	
Expenditures			
2051-735-252-0000 - Travel and Transportation	\$5,464.25	\$0.00	
2051-735-300-0000 - Contractual Services	\$465,987.22	\$0.00	
2051-735-400-0000 - Supplies and Materials	\$500.00	\$0.00	
Other Financing Uses			
2051-920-920-0000 - Transfers - Out	\$0.00	\$0.00	
2051-920-920-0000 - Advances - Out	\$0.00	\$0.00	
Total Expenditures	<u>\$471,951.47</u>	<u>\$0.00</u>	
Fund Classification: 4901 BRL Stage Capital Project			
Fund Balance 1/1	\$576,122.13	\$0.00	\$0.00
Fund Balance Adjustments	\$0.00	\$0.00	\$0.00
Prior Year Encumbrances	\$0.00	\$0.00	\$0.00
Unencumbered Balance 1/1	\$576,122.13	\$0.00	\$0.00
Revenues			
4901-411-4300 - Federal - Restricted{Stage Project}	\$0.00	\$0.00	
4901-820-4300 - Contributions and Donations {Stage Project}	\$0.00	\$0.00	
Other Financing Sources			
4901-931-4300 - Transfer -In {Stage Project}	\$500,000.00	\$0.00	
Total Revenue	<u>\$500,000.00</u>	<u>\$0.00</u>	
Expenditures			
4901-800-346-4301 - Engineering Services {Stage Architect}	\$826,437.13	\$0.00	
4901-800-347-4302 - Planning Consultants {Stage Fundraiser}	\$36,000.00	\$0.00	
4901-800-347-4304 - Planning Consultants {Financial Advisor}	\$39,500.00		
4901-800-349-4303 - Other Prof. &Tech. Svs {Stage Construction Manager}	\$153,443.00	\$0.00	
4901-800-590-4300 - Other - Capital Outlay {Stage Project}	\$20,742.00	\$0.00	
Other Financing Uses			
4901-920-920-4300 - Advances - Out {Stage Project}			
Total Expenditures	<u>\$1,076,122.13</u>	<u>\$0.00</u>	