

Lorain Port and Finance Authority
Board of Directors
Regular Meeting
Port Office
Tuesday, March 11, 2025, at 6:00 p.m.

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

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

Guests: Greg Fondran, USCG

I. Roll Call

A. The meeting was called to order at 6:02 p.m. by Chairman Brad Mullins with roll call indicating a quorum present.

II. Pledge of Allegiance

III. Disposition of Meeting Minutes

A. February 11, 2025, Bylaws & Personnel Committee Meeting Minutes: Mrs. Silva Arredondo moved to approve the minutes. Second by Mr. Zgonc. Motion carried.

B. February 11, 2025, Regular Board Meeting Minutes: Mrs. Smith said she corrected a typo and added in a line about Mrs. Kiraly abstaining due to the appearance of a conflict of interest prior to tonight's meeting. Mrs. Kiraly moved to approve the minutes as corrected. Second by Mr. Veard. Motion carried.

IV. Report of Officers

A. Chairman

1. Correspondence received:

a. None.

B. Executive Director Report

1. Mrs. McClelland said the election of officers is in April. Please come prepared next month. It will be done at the beginning of the next meeting.
2. Mrs. McClelland said work is ongoing at the city owned Pellet Terminal Site. We are in the works to connect that site to Black River Landing. She sat down with the city to go over the plans to connect the two sites under the bridge and that work will happen this summer into the fall. A walkable connection to our site will be to the left of the road used by bridge workers to access the bridge. Ultimately it lines up well with our master plan. It will tie in nicely.
3. Mrs. McClelland said this month we've been very engaged in maritime. She was in DC last week for Great Lakes Weeks. Lots of advocacy around the Great Lakes and its economy. The Great Lakes economy is the third largest economy in the world, so there's a lot of emphasis behind the Great Lakes region to ensure shipping is effective and investment is happening. We're happy to be a part of advocating to ensure dollars are coming into the ports for infrastructure. She said the conference also covered potential impacts of the new tariffs on this system in particular. It was a productive week. Mrs. McClelland said we've also had a lot of involvement with the Ohio Maritime Plan. The State of Ohio is putting a lot of emphasis on a maritime plan being put in place. We want the Lorain Harbor to be on the map, so we've been very engaged. We've also had a couple of connections with port communities. An Irish Delegation, the Sligo Delegation, came to town a couple of weeks ago. They're a small port community. They felt similar in nature to what we're doing here in the Lorain Harbor. The Irish Delegation growth in this region has been extreme due to Air Lingus. It was great to grow those relationships and have those conversations.
4. Mrs. McClelland said the job the board approved last month has been posted. She has received a few applications.
5. Mrs. McClelland said the fundraising meetings will take place in the next two weeks on March 18, 20, 25 and 27. If you know anyone who wants to see the presentation or possibly make a donation, we'd love to have them in.

6. The Rockin on the River schedule release this Friday, March 14 at 2p.
7. Mrs. McClelland said we're closing on the Lorain Motorsports Park deal tomorrow.
8. Mr. Mullins met with AgGrowth and they're looking for 200 acres to create a farm to grow food indoors. They have a complex in Oregon and Washington. They're looking to do something here. They're looking in Wellington now, but Mr. Mullins suggested they look in Lorain. The company works with dehydrated foods and sustainable energy. It could create 300-500 jobs, and they do have the initial funding to get started. He will provide information to Mrs. McClelland.

C. Operations Director Report

1. Mr. Brown said after the Rockin' on the River schedule announcement on Friday, we'll start trickling out the rest of the announcement for BRL Events. The Outdoor Boat, Sport and Travel Show is taking off rapidly. This year will be an example of what 2026 will look like. We will test out other days, but basically every Friday or Saturday is booked now.

V. Report of Committees

A. Contract Management Committee

1. Mr. Zellers said he met today with Mrs. McClelland to get fundraising kicked off again. We have \$9.2 million collected, including the \$5 million from the bond with the county. Our philanthropic efforts need to raise \$1.8 million. When we pulled the plug last September to wait a year, a number of different things were in flux with our funding sources. Almost \$8 million of the \$9.2 million we have has come in that timeframe. Our overall goal is about \$11 million. He said there will be a meeting in the next few weeks with architects and our construction manager at risk to let them know where we're at and get that ball rolling again. We're all very cautiously optimistic that come June 1, we expect to sign contract with Whiting-Turner.

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.

D. Financial Planning and Audit Committee

1. February 2025 Financial Report: Ms. Bonilla said she met with Mrs. Smith last week. Everything looks great. The report went out in the board packet. Mrs. Smith said she went through the bank reconciliation with Ms. Bonilla. She also reviewed a sample of revenues and expenditures as a mini audit, which they do every month. We should be getting the first half of our levy funds any day. Ms. Bonilla moved to approve the financial report. Second by Mr. Zellers. Motion carried.

E. Bylaws and Personnel Committee

1. Personnel Policy updates: Mrs. Silva Arredondo said a resolution passed last month related to deferred compensation made for a necessary change to the Personnel Policies. Mrs. McClelland said this is just a housekeeping item to make sure our policies reflect what was passed. Mr. Zgonc moved to approve the update. Second by Mrs. Silva Arredondo. Motion carried.

VI. Other Business

- A. None

VII. Public Comment

- A. Mr. Greg Fondran introduced himself and said he works with the Coast Guard as a civilian employee. He is on the marine safety unit in Cleveland on East Ninth Street. He is a port security specialist. His predecessor is Pete Kilner. He looks at local critical infrastructure, including bridges and our site due to Rockin' on the River and our other events. They do risk analysis to help determine their priorities and NEORAMS helps facilitate port security grant decisions. He can help us learn about port security grants. Mr. Fondran facilitates the process and is a good point of contact to get started. Mr. Mullins asked if the Lorain Station would be staffed this summer. Mr. Fondran said not that he knows of, but the Ice Rescue School is in the Lorain Station.

VIII. Executive Session: Personnel

A. Mr. Zellers moved to enter executive session for the purpose of discussing personnel. Second by Mr. Zgonc. Roll call vote as follows:

Ayes: 9 Nays: 0 Abstain: 0 Motion Carried

Mr. Scott moved to exit executive session. Second by Mr. Veard. Motion carried.

B. Following the executive session, Mr. Simmons moved to approve the operations director's contract. Second by Mr. Zgonc. Motion carried.

C. Next, Mrs. Silva Arredondo moved to approve the executive director's contract. Second by Mr. Zellers. Motion carried.

IX. Adjournment

A. There being no further business to come before the board, Ms. Bonilla moved to adjourn. Mr. Zgonc seconded. The meeting adjourned at 6:51 p.m.



Brad Mullins (Apr 25, 2025 07:51 EDT)

Brad Mullins, Chairman



Tiffany McClelland, Executive Director









Minutes_03.11.25 Regular

Final Audit Report

2025-04-25

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