

RESOLUTION NO. 2025-12

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LORAIN PORT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR OR HER DESIGNEE TO ENTER INTO AN AGREEMENT WITH THE CITY OF LORAIN, OHIO TO ACCEPT PROPERTY SUBJECT TO LEGAL COUNSEL REVIEW.

WHEREAS, the Port Authority is an agency of the City of Lorain authorized to carry out the policy of the City to foster development within the City of Lorain, Ohio; and

WHEREAS, pursuant to Ohio Revised Code Section 4582.22, the Lorain Port Authority is an instrumentality of the State of Ohio conferred with powers considered to be essential government functions to further development within the jurisdiction of the City of Lorain.

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

SECTION I. That the Board accept from the City the parcel of real property commonly known as the Leavitt Homes Park and Westview Terrace Park, assigned Lorain County Permanent Parcel Nos. 02-02-024-112-007 & 02-02-017-102-027, to the Lorain Port Authority.

SECTION II. 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 §121.22 of the Ohio Revised Code.

Ayes: 7

Nays: 0

Abstain: 1

Adopted: 05/13/2025



Brad Mullins (May 14, 2025 10:59 EDT)

Brad Mullins, Chairman



Tiffany McClelland, Executive Director

RESOLUTION NO. 2025-13

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LORAIN PORT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR OR HER DESIGNEE TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT WITH LORAIN METROPOLITAN HOUSING AUTHORITY (LMHA), SUBJECT TO LEGAL COUNSEL APPROVAL AND THE AMENED PURCHASE PRICE OF \$1.

WHEREAS, the Port Authority is an agency of the City of Lorain authorized to carry out the policy of the City to foster development within the City of Lorain, Ohio; and

WHEREAS Lorain City Council approved the transfer of Permanent Parcel No. 02-02-017-102-027 and 02-02-024-112-007 commonly known as Westview Terrace Park and Leavitt Homes Park, Lorain, Ohio on May 5, 2025; and

WHEREAS, pursuant to Ohio Revised Code Section 4582.22, the Lorain Port Authority is an instrumentality of the State of Ohio conferred with powers considered to be essential government functions to further development within the jurisdiction of the City of Lorain.

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

SECTION I. That the Board approves the Real Estate Purchase agreement and further authorizes the Executive Director or his designee to execute all documents required for this transaction.

SECTION II. 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 §121.22 of the Ohio Revised Code.

Ayes: 6

Nays: 1

Abstain: 1

Adopted: 05/13/2025


Brad Mullins (May 14, 2025 10:59 EDT)

Brad Mullins, Chairman



Tiffany McClelland, Executive Director

RESOLUTION NO. 2025-14

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

WHEREAS, due to various cost increases it is necessary for the Board of Directors to authorize payment for said insurance costs.

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 authorized to provide payment to Somers Agency, LLC for Insurance Coverage for the sum of Eighty-One Thousand, Nine Hundred, Fifty-Nine Dollars (\$81,959.00).

SECTION II. 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: 8

Nays: 0

Abstain: 0

Adopted: 05/13/2025



Brad Mullins (May 14, 2025 10:59 EDT)

Brad Mullins, Chairman



Tiffany McClelland, Executive Director

RESOLUTION NO. 2025-15

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

WHEREAS, the Lorain Port Authority has historically entered into agreements with Leadership Lorain County to provide a summer intern for the Agency; and

WHEREAS, it is the desire of the Lorain Port Authority to hire two summer interns through the Leadership Lorain County Internship Program for the 2025 summer months.

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 authorized to enter into an Agreement with Leadership Lorain County regarding staffing and funding of the Summer Intern Program.


SECTION II. 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 §121.22, of the Ohio Revised Code.

Ayes: 8

Nays: 0

Abstain: 0

Adopted: 05/13/2025


Brad Mullins (May 14, 2025 10:59 EDT)

Brad Mullins, Chairman



Tiffany McClelland, Executive Director

RESOLUTION NO. 2025-16

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LORAIN PORT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR OR HER DESIGNEE TO ENTER INTO AN AGREEMENT WITH THE CITY OF LORAIN, OHIO TO INSTALL, CONSTRUCT AND MAINTAIN A WALKWAY BETWEEN CITY AND PORT OWNED PROPERTY, SUBJECT TO LEGAL COUNSEL APPROVAL.

WHEREAS, the Port Authority is an agency of the City of Lorain authorized to carry out the policy of the City to foster development within the City of Lorain, Ohio; and

WHEREAS, the City desires to install, construct and maintain a walkway and other improvements to facilitate a pedestrian walkway between a parcel of real property owned by the City of Lorain and a parcel of real property owned by the Port Authority; and

WHEREAS, the Port Authority has agreed to grant to the City a revocable licenses to enter upon the parcel of real property owned by the Port Authority to construct, install and maintain, a sidewalk, fence and other improvements upon a portion of the parcel of real property owned by the Port Authority; and

WHEREAS, the City and the Port Authority desire that a portion of the sidewalk to be constructed by the City will run from the parcel of real property owned by the City of Lorain that abuts the East Erie Avenue right of way located under the existing Bascule bridge and connect to an existing sidewalk currently located upon the Port Authority's property. A drawing showing the approximate location of the proposed sidewalk and fence has been marked as Exhibit A, is attached hereto and incorporated herein by reference.

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

SECTION I. That the Board authorizes the Executive Director to enter into a license agreement and permit (attached hereto) with the City of Lorain for the install, construction and maintenance of a pedestrian walkway between the Port owned Black River Landing and the City owned Pellet Terminal properties.

SECTION II. Such pathway will be constructed by the City of Lorain with access granted to the City and all contractors for such construction, while the Lorain Port will maintain and manage the operation of the path on our property after construction.

SECTION III. The pedestrian walkway is being constructed to further connection of Black River Landing and the Pellet Terminal sites in order to better

facilitate public access to our waterway and enhance the waterfront amenities of the City of Lorain.

SECTION IV. 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 §121.22 of the Ohio Revised Code.

Ayes: 8

Nays: 0

Abstain: 0

Adopted: 05/13/2025



Brad Mullins (May 14, 2025 10:59 EDT)

Brad Mullins, Chairman



Tiffany McClelland, Executive Director

RESOLUTION NO. 2025-17

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HER DESIGNEE TO PROCEED WITH ALL NECESSARY STEPS TO BE PLACED UPON THE NOVEMBER 4TH, 2025 GENERAL ELECTION BALLOT FOR APPROVAL OF SUNDAY LIQUOR SALES AT 421 BLACK RIVER LANE (BLACK RIVER LANDING) IN ACCORDANCE WITH THE LORAIN COUNTY BOARD OF ELECTIONS AND THE STATE OF OHIO DEPARTMENT OF LIQUOR CONTROL REQUIREMENTS.

WHEREAS, the Lorain Port Authority obtained liquor permit number 5297130 on April 17, 2025, to operate at 421 Black River Lane, Lorain, Ohio; and

WHEREAS, 421 Black River Lane is located within a dry precinct which prohibits Sunday Sales unless approved by precinct voters during an election; and

WHEREAS, it is in the best interest of the Port to obtain the option for Sunday alcohol sales for the future of the Black River Landing site so that the Port may hold events on Sundays and be able to provide alcohol sales to its guests and visitors;

WHEREAS, in order to offer the Sunday Sales, the Lorain Port Authority desires to receive approval of the precinct voters during the next eligible election.

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

SECTION I. That the Executive Director or her designee is authorized to proceed with all necessary steps required by the Lorain County Board of Elections and The State of Ohio Department of Liquor Control to be included on the November 4, 2025 General Election Ballot for the purpose of pursuing Sunday Sales at 421 Black River Lane, Lorain, Ohio.


SECTION II. 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: 8

Nays: 0

Abstain: 0

Adopted: 05/13/2025


Brad Mullins (May 14, 2025 10:59 EDT)
Brad Mullins, Chairman


Tiffany McClelland, Executive Director

RESOLUTION NO. 2025-18

A RESOLUTION AUTHORIZING PAYMENT OF BOND CONTRIBUTIONS TO THE BOND ISSUANCE TRUSTEE.

WHEREAS, the Lorain Port Authority is in the process of borrowing Economic Development Revenue Bonds Series 2025 Bonds for the Black River Landing Amphitheater Project at Black River Landing in Lorain, Ohio; and

WHEREAS, the contribution fee for the Lorain Port Authority will be paid to the Trustee of the bond issuance transaction; and

WHEREAS, the Bond Par Amount is Five-Million Dollars (\$5,000,000) and the Borrower Contribution is 10% for an amount of Five-Hundred-Thousand Dollars, (\$500,000); and

WHEREAS, the Lorain Port Authority finds that it is in the best interest to authorize payment of such fees.

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

SECTION I. That the Executive Director is hereby authorized and directed to pay the sum of Five-Hundred-Thousand Dollars (\$500,000) to the Bond Issuance Trustee for the borrower contribution amount to Series 2025 Black River Landing Amphitheater Project Bond.

SECTION II. 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: 8

Nays: 0

Abstain: 0

Adopted: 05/13/2025



Brad Mullins (May 14, 2025 10:59 EDT)

Brad Mullins, Chairman



Tiffany McClelland, Executive Director

RESOLUTION NO. 2025-19

A RESOLUTION RATIFYING EXPENDITURES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO REVISE THE 2025 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 2025 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 2025.

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: 8

Nays: 0

Abstain: 0

Adopted: 05/13/2025



[Brad Mullins \(May 14, 2025 10:59 EDT\)](#)

Brad Mullins, Chairman



Tiffany McClelland, Executive Director

RESOLUTION NO. 2025-20

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

WHEREAS, Ohio Revised Code 5705.41(D)(1) provides that if prior certification of funds by the fiscal officer was not obtained before the contract or order involving the expenditure of money was made then the fiscal officer may instead certify; and

WHEREAS, that there was at the time of the making of such contract or order and at the time of the execution of such certificate a sufficient sum appropriated for the purpose of such contract and in the treasury or in process of collection to the credit of an appropriate fund free from any previous encumbrances; and

WHEREAS, Thus, the fiscal officer is certifying that there were appropriations available and funds in the treasury or in the process of collection at the time the contract or order was made (then), and there are still sufficient appropriations and funds in the treasury or in the process of collection at the time the certificate is being issued (now), and

WHEREAS, the amount of the certificate exceeds \$3,000.00.

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

SECTION I. It is hereby certified that both at the time of the making of the attached contract(s) or order(s) and at the date of the execution of this certificate, the amount of funds required to pay this contract(s) or order(s) has been appropriated for the purpose of this contract or order and is in the treasury or in the process of collection to the credit of the fund free from any previous encumbrance.


SECTION II. 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: 8

Nays: 0

Abstain: 0

Adopted: 05/13/2025


Brad Mullins (May 14, 2025 10:59 EDT)
Brad Mullins, Chairman



Tiffany McClelland, Executive Director









May Approved Resolutions No. 12-20

Final Audit Report

2025-05-14

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