Lorain Port and Finance Authority
Board of Directors
Regular Meeting
Port Office
Tuesday, July 14, 2026, at 6:00 p.m.

Board of Directors: Ms. Jakacki; Mrs. Silva Arredondo; Messrs. Cordes, Mullins, Simmons, Veard, Zellers and Zgonc (7)

Staff: Tiffany McClelland, Executive Director
Tom Brown, Operations Director
Kelsey Leyva Smith, Office Manager
Sarah Gool, Project & Site Strategy Manager
Michael Brosky, Attorney

Guests: Mr. Dan Denicola, Oberlin City Schools
Eileen Torres, Lorain Fourth Ward Councilwoman
Barb Thomas, Oberlin Community Land Trust
Bill Thomas, Oberlin Community Land Trust
Elizabeth Meadows, Oberlin Community Land Trust
Liz Burgess, Oberlin Community Land Trust

I. Roll Call

A. The meeting was called to order at 6:04 p.m. by Chairman Brad Mullins with roll call indicating a quorum present.

II. Pledge of Allegiance

III. Disposition of Meeting Minutes

A. June 9, 2026, Financial Planning & Audit Committee Meeting Minutes: Mrs. Silva Arredondo moved to approve. Second by Mr. Zgonc. Motion carried.

B. June 9, 2026, Regular Board Meeting Minutes: Mr. Veard moved to approve. Second by Ms. Jakacki. Motion carried.

IV. Report of Officers

A. Chairman

1. Correspondence received:

a. Intern Introductions: Ms. Lauren Prusak, the Rockin' on the River intern, and Adan Woolsey, the port intern, introduced themselves to the board.

b. International Trees & Trains Display request: Mrs. McClelland said this was at the Train Station here before amphitheater construction. It was at the Ariel Broadway Hotel last year. They are asking to come back to the Train Station this year. If the board is interested in hosting them again, we would hold them to a stricter timeline. Mr. Cordes asked about a waiver of liability. Ms. McClelland said we have an application that does include language like that but we can look into a waiver of liability, too. Ms. Jakacki moved to approve the Tree & Trains request with Ms. McClelland to determine the timeline. Second by Mr. Veard. Motion carried.

B. Executive Director Report

1. CHN Housing Partners Project: The board approved the term sheet for this project last month. This resolution allows us to move forward with sales tax exemption.

Mr. Mullins presented:

A RESOLUTION AUTHORIZING AND APPROVING A TRANSACTION CONCERNING THE ACQUISITION, CONSTRUCTION, EQUIPPING, INSTALLATION, AND IMPROVEMENT OF THE CHN HOUSING PARTNERS PROJECT, AND RELATED IMPROVEMENTS CONSTITUTING "PORT AUTHORITY FACILITIES" TO BE LOCATED ON CERTAIN REAL PROPERTY TO BE LEASED BY THE AUTHORITY; AUTHORIZING THE ACCEPTANCE OF THE CONVEYANCE OF LEASEHOLD INTEREST IN REAL PROPERTY BY A GROUND LEASE; AUTHORIZING A PROJECT LEASE; AUTHORIZING A CONSTRUCTION SERVICES AGREEMENT; AUTHORIZING AN INDEMNIFICATION AGREEMENT; AUTHORIZING OTHER COLLATERAL DOCUMENTS; AND AUTHORIZING AND APPROVING RELATED MATTERS.

Mrs. Silva Arredondo moved to approve Resolution 2026-35. Second by Mr. Veard. Roll call vote as follows:

Ayes: 6 Nays: 1 Abstain: 0 Resolution Approved

2. NOPEC Bond: Mrs. McClelland said this is related to the bridge financing from NOPEC for the donor funds that we'll receive over a four-year period. The attorneys pushed back during closing because our original resolution

said loan instead of bond. This needs to be put in place as a bond structure, so this resolution is procedural.

Mr. Mullins presented:

A RESOLUTION AUTHORIZING AND APPROVING THE ISSUANCE AND SALE OF A MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF $1,000,000 OF REVENUE BONDS OF THE LORAIN PORT AND FINANCE AUTHORITY, FOR THE PURPOSE OF FINANCING COSTS OF "PORT AUTHORITY FACILITIES" WITHIN THE MEANING OF SECTION 4582.21 OF THE OHIO REVISED CODE, SPECIFICALLY PAYING A PORTION OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, INSTALLING AND EQUIPPING OF THE BLACK RIVER LANDING AMPHITHEATER; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT AND CERTAIN OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION WITH THE SERIES 2026 BONDS AND THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, INSTALLATION, AND EQUIPPING OF THE PROJECT; AND AUTHORIZING AND APPROVING RELATED MATTERS.

Ms. Jakacki moved to approve Resolution 2026-36. Second by Mr. Veard. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution Approved

C. Operations Director

1. Mr. Brown said the season is off to a pretty good start. July 3 was a negative event because a storm blew in off the lake. Good news: no smoking near stage has been pretty well received. Some back sliding but most people cooperating. Probably 85% success rate. No reentry and no chair bags is still a sticky issue but it's for security reasons and to protect our liquor license. He can discuss complaints with our guests. Walking paths have also been somewhat of a challenge. People are new to the site and they're cutting through. He wants to create a temporary walkway to cure that. The restroom trailer was well received. New bar locations are still catching on. As of today, six shows in, we've made 39% of the projected revenues and we're 33% through the season. We're in a good place and need good weather.

V. Report of Committees

A. Contract Management Committee

1. Submerged Land Lease: Mrs. McClelland said we are the granting authority for the State of Ohio through ODNR so a submerged land lease application can be submitted. This request is from the City of Lorain. They need to submit for approval for improvements being made at Hot Waters. The lease is paid by the individual putting in application. We are only granting permission for the city to apply for the submerged land lease.

Mr. Mullins presented:

A RESOLUTION FINDING THAT CERTAIN DESCRIBED SUBMERGED LAND ABUTTING THE CITY IS NOT NECESSARY FOR THE CONSTRUCTION OR MAINTENANCE OF VARIOUS IMPROVEMENTS.

Mrs. Silva Arredondo moved to approve Resolution 2026-37. Second by Ms. Jakacki. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution Approved

2. Oberlin CSD Property Disposition: Mrs. McClelland said we were approached by Oberlin City Schools (OCS). We're acting as the middle man to accept the disposition and then transfer it over. We will own it briefly in name only and are not involved in the project whatsoever. Mr. Dan Denicola with OCS said his board was adamant the building be put to the best use, and they believe Oberlin Community Land Trust (OCLT) will do that. Barb Thomas with OCLT said the goal is to have added affordable housing. The development will take place over the next 3-5 years.

Mr. Mullins presented:

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 OBERLIN CITY SCHOOL DISTRICT, OHIO TO ACCEPT PROPERTY SUBJECT TO LEGAL COUNSEL REVIEW.

Mr. Zgonc moved to approve Resolution 2026-38. Second by Mr. Veard. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution Approved

3. Eastwood Elementary Purchase Agreement:

Mr. Mullins presented:

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 OBERLIN CLT, SUBJECT TO LEGAL COUNSEL APPROVAL.

Mr. Zgonc moved to approve Resolution 2026-39. Second by Ms. Jakacki. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution Approved

B. Strategic Development Plan Committee

1. Ms. Jakacki said she had no report.

C. Marketing and Public Affairs Committee

1. Mr. Simmons said he had no report.

D. Financial Planning and Audit Committee

1. No report.

E. Bylaws and Personnel Committee

1. Personnel Policy Updates: Mrs. McClelland said she is asking to update the amount for the credit card limit. We've run into three instances where we've maxed out the card. She's asking to increase the limit to $25,000. Mr. Cordes moved to increase the credit card limit to $25,000. Second by Mr. Mullins. Motion carried.

VI. Other Business

A. None

VII. Public Comment

A. None

VIII. Executive Session: Property Disposition & Personnel

A. Mr. Zgonc moved to enter executive session at 6:37 p.m. Second by Mrs. Silva Arredondo. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Motion Carried

Mr. Zgonc moved to exit executive session at 7:09 p.m. Second by Mr. Veard. Motion carried.

IX. Adjournment

A. There being no further business to come before the board, Mr. Simmons moved to adjourn. Mr. Veard seconded. The meeting adjourned at 7:09 p.m.

Brad Mullins (Aug 20, 2026 14:50:09 EDT)

Brad Mullins, Chairman

Tiffany McClelland

Tiffany McClelland, Executive Director