Lorain Port and Finance Authority
Board of Directors
Regular Meeting
Port Office
Tuesday, August 11, 2026, at 6:00 p.m.

Board of Directors: Ms. Jakacki; Mrs. Silva Arredondo; Messrs. Cordes, Mullins, Scott, Veard, Zellers (6:04p) and Zgonc (8)

Staff: Tiffany McClelland, Executive Director
Kelsey Leyva Smith, Office Manager
Sarah Gool, Project & Site Strategy Manager
Ryan Gembala, Attorney

Guests: None.

I. Roll Call

A. The meeting was called to order at 6:01 p.m. by Chairman Brad Mullins with roll call indicating a quorum present.

II. Pledge of Allegiance

III. Disposition of Meeting Minutes

A. July 14, 2026, Regular Board Meeting Minutes: Ms. Jakacki moved to approve. Second by Mr. Veard. Motion carried.

IV. Report of Officers

A. Chairman

1. Correspondence received:

a. Great Lakes Seaway Robert J. Lewis Pacesetter Award: Ms. Gool said last year we received the Pacesetter Award. We received the award again for the 2025 season. This resolution is commending AMCOR for their tonnage. She plans to have a copy signed and framed for them.

Mr. Mullins presented:

A RESOLUTION COMMENDING THE AMERICAN METAL CHEMICAL CORPORATION (AMCOR) FOR THEIR OUTSTANDING SERVICE, DEDICATION AND COMMITMENT TO THE NORTH AMERICAN MARITIME ECONOMNY.

Ms. Jakacki moved to approve Resolution 2026-40. Second by Mr. Zgonc. Roll call vote as follows:

Ayes: 8 **Nays: 0** **Abstain: 0** **Resolution Approved**

b. 75 Years of Latin Music Sponsorship request: Ms. Eileen Torres said she is helping plan 75 Years of Latin Music where 40 musicians will form 10 different ensembles. In order to share this with the widest possible audience, it is free to the public. The budget is $72,000, and they've raised just under $40,000 so far. She is seeking a sponsorship or personal contribution.

c. Letter from slip holder: A slip holder at Port Lorain Marina submitted a letter to the port with a copy for each board member.

B. Executive Director Report

1. Marina update: Mrs. McClelland said the marina RFQs went out in June with a July deadline. We didn't receive any proposals for the marina. Our contract with Oasis ends October 31. With no one interested in managing it, the committee has decided to move forward with the port managing the marina. With that, there are three action items: 1. hiring of a general manager, 2. Approving a budget amendment to reflect this (The new budget amendment reflects this.), and 3. leasing the restaurant space. A timeline was established for posting and contacting restauranteurs. Submissions will be accepted until the second week in September. Today we have multiple groups interested. We want the best fit for the location. We will conduct interviews and negotiate lease terms by the October board meeting. The big concern for boaters is the facility remaining open, and the board has decided we will keep it open. A town hall is set for Aug. 18 at 6p. Board members, city council and city admins are welcome to attend. We will give an idea of what our action plan is, answer questions and address concerns. We are still looking for an operator. Mr. Cordes asked what we know about running a marina. Mrs. McClelland said nothing. Mr. Cordes said we need more than one manager. Mrs. McClelland said Oasis currently has a manager in place. Oasis is sharing their information so we have an idea of the budget. We're looking at engaging

a firm to get us to a point to bid out some of that project. The first step from her perspective is to downsize the marina. Mr. Cordes suggested revenue bonds. Mr. Mullins said we can't afford a black eye. Mr. Scott said as far as management is concerned, what about the guy there now? How many other employees do we need? Mrs. McClelland said first we get a general manager and come new year we'll need a support role for that person. Mrs. Silva Arredondo said she thinks the marina closing would be detrimental to the city's progress. Mr. Mullins said we're going to look at cost. Mrs. McClelland said we need a marina management software. Email Mrs. McClelland to join the restaurant interview committee. About 5 restaurateurs are interested. Motion of consensus for the port to keep marina open and manage it by Mr. Cordes. Second by Mr. Zgonc. Motion carried.

C. Operations Director

1. Mrs. McClelland said Mr. Brown isn't here. The concert series saw a couple of bad weather days and the Canadian wild fires affected us. We're about 61% though season and have a net positive revenue per show. Average attendance is about 3,000. We have a couple of big shows coming up.

V. Report of Committees

A. Contract Management Committee

1. Design and Engineering Agreement: Ms. Gool said we did a request for proposal process and conducted interviews on August 4. Her recommendation is Littoral Services. They are familiar with PIDP grants and understand port operations. They are working on a strategic plan for Toledo Port, have done assessments for Cleveland Port and did the dive part of our marina assessment.

Mr. Mullins presented:

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HER DESIGNEE TO ENTER INTO AN AGREEMENT WITH LITTORAL SERVICES LLC FOR DESIGN AND ENGINEERING SERVICES RELATIVE TO THE PLANNING ACTIVITIES AT THE BLACK RIVER WHARF THROUGH OHIO MARITIME ASSISTANCE PROGRAM FUNDING, PENDING LEGAL APROVAL.

Mr. Cordes moved to approve Resolution 2026-41. Second by Mr. Zgonc. Roll call vote as follows:

Ayes: 8 Nays: 0 Abstain: 0 Resolution Approved

2. US Marine Highway Grant Opportunity: Ms. Gool said we've talked some about master planning for the agency. Our history is that we haven't had one in almost 30 years. We want to better understand the vision for the next 30 years. The submission date is August 30. A master plan could be $350,000-$450,000. The opportunity is only 20% cost share.

Mr. Mullins presented:

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF TRANSPORTATION'S U.S. MARINE HIGHWAY PROGRAM FOR A PORT MASTER PLANNING PROJECT; COMMITTING THE REQUIRED NON-FEDERAL MATCHING FUNDS; AND AUTHORIZING THE EXECUTIVE DIRECTOR OR HER DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTATION..

Mr. Zellers moved to approve Resolution 2026-42. Second by Mrs. Silva Arredondo. Roll call vote as follows:

Ayes: 8 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. Zgonc said he had no report. He called a meeting on August 20 at 9a.

D. Financial Planning and Audit Committee

1. June Financial Statement: Mr. Scott moved to approve. Second by Mr. Veard. Motion carried.
2. July Financial Statement: Mr. Scott moved to approve. Second Mr. Veard. Motion carried.
3. Budget Amendment**:** Mrs. Smith said we had permission to transfer $250,000 for the stage project. We still have permission for $250,000.

Mr. Mullins presented:

A RESOLUTION RATIFYING EXPENDITURES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO REVISE THE 2026 OPERATING BUDGET, TRANSFER

AND APPROPRIATE FUNDS AND REQUEST AN AMENDED CERTIFICATE OF ESTIMATED RESOURCES FROM THE COUNTY AUDITOR.

Mr. Scott moved to approve Resolution 2026-43. Second by Ms. Jakacki. Roll call vote as follows:

Ayes: 8 Nays: 0 Abstain: 0 Resolution Approved

E. Bylaws and Personnel Committee

1. Waive Committee Review and Recommendation: Mrs. McClelland said she's requesting the waiving of the committee review and recommendation. Mr. Cordes moved to waive. Second by Mrs. Silva Arredondo. Motion carried.
2. Job description**:** Ms. McClelland said for the salary range, it was compiled by Google and Claud. Cleveland marina manager makes $66,000. Mr. Veard moved to approve description. Second by Ms. Jakacki. Motion carried.

VI. Other Business

A. AARP Grant Check Presentation September 8: Ms. Gool said two reps would be coming for a photo opportunity.

VII. Public Comment

A. Mrs. Mary Springowski said the marina is part of our identity. It would be hard to continue to advocate for the port if we close the marina. She thinks the city is an integral partner.

VIII. Executive Session: Property Disposition & Personnel

A. Mr. Veard moved to enter executive session at 7:50 p.m. Second by Ms. Jakacki. Roll call vote as follows:

Ayes: 8 Nays: 0 Abstain: 0 Motion Carried

Mr. Veard moved to exit executive session at 8:31 p.m. Second by Mr. Cordes. Motion carried.

IX. Adjournment

A. There being no further business to come before the board, Mr. Veard moved to adjourn. Mr. Cordes seconded. The meeting adjourned at 8:32 p.m.

Brad Mullins (Oct 15, 2026 13:10:21 EDT)

Brad Mullins, Chairman

Tiffany McClelland

Tiffany McClelland, Executive Director