

**LORAIN PORT AUTHORITY
Board of Directors
Regular Board Meeting
July 12, 2016**

Board of Directors: Ms. Carr, Mrs. Cook; Messrs. Bansek, Mullins, Nielsen, Zellers and Zgonc

Staff: Rick Novak, Executive Director
Yvonne Smith, Accountant
Tiffany McClelland, Economic Development Specialist
Mike Brosky, Esq.

Guests: Mr. Peter Corigan, Vermilion Port Authority
Dr. David Miklos
Mr. Bill Bumbalo
Ms. Deb Myers
Mr. Tim Long
Mr. Jamie Chamberlain
Mr. Gary Fischer

I. **Roll Call.** The meeting was called to order at 7:01 p.m. by Chairman Carl Nielsen with roll call indicating a quorum present.

II. **Report of Officers.**

A. **Chairman**

1. Correspondence received. None.

B. **Executive Director.**

1. ODOT/Vermilion Port Authority/Kelly's Island Ferry Boat Construction – Sponsorship Application. Mr. Novak reviewed with the Board of Directors a notice that was received on June 24 or thereabouts that went out to all public entities asking for applications from local qualified public entities to sponsor and administer a contract for the construction of a new Ferry Boat for transportation purposes on Lake Erie. This is with the Kelly Island Boat Lines that runs a ferry service between Marblehead and Kelly's Island. The cost would be a minimum of Two Million Dollars for constructing a new vessel and ODOT has specific requirements. Mr. Novak further explained that this is being processed out of the main offices in Columbus. Mr. Novak stated one of ODOT's requirements is that the qualified public entity hold 51% ownership of the vessel and be qualified in working with ODOT. Mr. Novak further recommended that a partnership be established with the Vermilion Port Authority to assist in the process.

Representatives of the Vermilion Port Authority were introduced and concurred with the proposed project partnership.

Mr. Nielsen presented:

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT AN APPLICATION, IN ASSOCIATION WITH THE VERMILION PORT AUTHORITY, TO THE OHIO DEPARTMENT OF TRANSPORTATION TO SPONSOR AND ADMINISTER A CONTRACT FOR THE CONSTRUCTION OF A FERRY BOAT FOR TRANSPORTATION ON LAKE ERIE.

Mr. Mullins made a Motion to accept Resolution No. 2016-29. Seconded by Ms. Carr. Roll call vote as follows:

Ayes: 6 Nays: 1 Abstain: 0 Resolution passed

2. SCORE Partnership. Mr. Novak stated three years ago, that he, Jim Long, and representatives from the City went to Pontiac, Michigan to discuss how they were redeveloping their downtown area. Mr. Novak further stated the town of Pontiac was undergoing tremendous job loss and vacancies. There was a million square feet of unoccupied space in the downtown area. Mr. Novak further discussed that the Community's redevelopment efforts and how the Service Corps of Retired Executives (SCORE) assisted in the process.

Mr. Novak stated SCORE is interested in helping downtown Lorain, therefore, they need office space. Initially, it would be on a once a week basis. Mr. Novak suggested the conference room at the Lorain Port Authority Offices. This would enable SCORE to meet with a Pontiac Representative bring the business in and help downtown Lorain.

Mr. Chamberlain of SCORE reviewed the brochure and gave a current history of SCORE, a present synopsis of SCORE and a future prospective of SCORE. This will be a year to year endeavor. Mr. Bumbalo of SCORE summarized their proposed mission in Lorain.

Mr. Nielsen presented:

A RESOLUTION PROVIDING SPACE WITHIN THE ADMINISTRATION OFFICE OF THE LORAIN PORT AUTHORITY FOR THE SERVICE CORPS OF RETIRED EXECUTIVES (SCORE).

Ms. Carr made a Motion to accept Resolution No. 2016-30. Seconded by Mr. Mullins. Roll call vote as follows:

Ayes: 6 Nays: 1 Abstain: 0 Resolution passed

3. TIF Agreement – City of Lorain. Mr. Novak stated this was presented to the Board at last month's meeting, however, it was deferred pending approval by the City of Lorain. The City Board of Control approved the Contract between the City, Port and Long EDA for the TIF Agreements.

Mr. Nielsen presented:

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO ENTER INTO A REVISED AGREEMENT WITH THE CITY OF LORAIN RELATIVE TO THE MANAGEMENT OF TAX INCREMENT FINANCING (TIF) PROJECTS WITHIN THE CITY OF LORAIN.

Mrs. Cook made a Motion to accept Resolution No. 2016-31. Seconded by Ms. Carr. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution passed

4. TIF Agreement – Long EDA.

Mr. Nielsen presented:

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO ENTER INTO A REVISED AGREEMENT WITH LONG ECONOMIC DEVELOPMENT ADVISORS (LEDA) REGARDING ADMINISTRATION OF TAX INCREMENT FINANCING (TIF) DISTRICTS WITHIN THE CITY OF LORAIN, OHIO.

Ms. Carr made a Motion to accept Resolution No. 2016-32. Seconded by Mr. Bansek. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution passed

- III. **Disposition of Meeting Minutes:** Disposition of June 7, 2016 Special Board Meeting Minutes were presented for approval. Motion to accept the minutes by Mrs. Cook. Support by Mr. Mullins. Motion carried.

Disposition of June 14, 2016 Regular Board Meeting Minutes were presented for approval. Motion to accept the minutes by Ms. Carr. Support by Mr. Mullins. Motion carried.

IV. **Report of Committees.**

A. **Contract Management Committee – No Report.**

B. **Strategic Development Plan Committee – No Report.**

C. Marketing & Public Affairs Committee – No Report.

D. Financial Planning and Audit Committee –

1. April 2016 Financial Report. Mrs. Cook made a Motion to accept the April 2016 Financial Statements. Seconded by Mr. Bansek. Motion carried.
2. 2016 Budget Amendment. Mrs. Smith reviewed the 2016 Budget Amendment.

Mr. Nielsen presented:

A RESOLUTION RATIFYING EXPENDITURES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO REVISE THE 2016 OPERATING BUDGET, TRANSFER AND APPROPRIATE FUNDS AND REQUEST AN AMENDED CERTIFICATE OF ESTIMATED RESOURCES FROM THE COUNTY AUDITOR.

Ms. Carr made a Motion to accept Resolution No. 2016-33. Seconded by Mr. Mullins. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution passed

3. 2017 Temporary Budget. Mrs. Smith indicated funds must be appropriated by July 20, 2016 taking this to the County Auditor. She further explained that projections were made in the General Fund and in December we will have a better idea as to where we will be with those particular Grants. Mrs. Smith further explained that a projection was made for a carryover of \$232,621.44 and expecting Revenues in the General Fund next year for \$970,537.00 and expenditures of \$984,046.50. Mrs. Smith reiterated that this was only projected for the General Fund.

Mr. Nielsen presented:

A RESOLUTION MAKING TEMPORARY BUDGET APPROPRIATIONS FOR THE LORAIN PORT AUTHORITY FOR CALENDAR YEAR 2017.

Mr. Mullins made a Motion to accept Resolution No. 2016-34. Seconded by Ms. Carr. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution passed

Mrs. Smith further stated that the next Quarterly Meeting of the Financial Planning & Audit Committee is scheduled for Thursday, July 28, 2016 at 6:00 p.m. at the Lorain Port Authority offices and if further information or documentation is required, please let Mr. Davila know.

4. Then and Now Certificate. Mrs. Smith stated this is \$18,344.00 for Larry Kerr, Allen Thorley DeLoyd Insurance and one was for the Morning Journal because they had already started running the ads before they requested the PO and that was for \$8,000.00 for a total of \$26,344.00.

Mr. Nielsen presented:

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

Mr. Zellers made a Motion to accept Resolution No. 2016-35. Seconded by Mr. Mullins. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution passed

E. ByLaws and Personnel Committee – No report.

V. Public Comments – None.

VI. Other Business.

Mr. Mullins made a Motion to go into Executive Session for the purpose of discussing property disposition. Seconded by Ms. Carr. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Motion carried.

Ms. Carr made a Motion to return to Regular session. Seconded by Mr. Bansek. Motion carried.

VII. Camaco Project. Mr. Novak stated he has been working with Special Legal Counsel on this Project along with Camaco. Mr. Novak stated Camaco is looking to expand their local facility and increase their employees.

Mr. Nielsen presented:

A RESOLUTION OF INTENTION TO ISSUE PORT AUTHORITY REVENUE BONDS.

Ms. Carr made a Motion to accept Resolution 2016-36. Seconded by Mr. Mullins. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution passed

Mr. Nielsen presented:

A RESOLUTION AUTHORIZING THE ISSUANCE OF A SALES TAX EXEMPTION CERTIFICATE TO CAMACO, LLC AND ITS CONTRACTORS IN CONNECTION WITH CONSTRUCTION OF A MANUFACTURING FACILITY IN LORAIN, OHIO.

Mrs. Cook made a Motion to accept Resolution No. 2016-37. Seconded by Ms. Carr. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Resolution passed

Mr. Novak stated an Indemnity Agreement is required if Camaco decides to proceed and they do not follow the requirements regarding sales tax exemption, then they would be required to repay the required funds. Mr. Mullins made a Motion to approve an Indemnity Agreement. Seconded by Ms. Carr. Roll call vote as follows:

Ayes: 7 Nays: 0 Abstain: 0 Motion carried

VIII. Adjournment.

There being no further business to come before the Board, Mr. Mullins made a motion to adjourn. Seconded by Ms. Carr. Motion carried. The meeting was adjourned at 9:32 p.m.

Carl Nielsen, Chairman

Rick Novak, Executive Director