

**LORAIN PORT AUTHORITY  
Board of Directors  
Regular Board Meeting  
July 8, 2014**

**Board of Directors:** Ms. Carr, Mrs. Cook; Messrs. Brown, Davila,  
Mullins, Nielsen, Sommers and Williamson, Jr.

**Staff:** Richard M. Novak, Executive Director  
Yvonne Smith, Accountant  
Ralph Bruening, Events Coordinator/Facilities Manager  
Michael Brosky, Esq.

**Guests:**

I. **Roll Call.** The meeting was called to order at 7:22 p.m. by Chairman Carl Nielsen with roll call indicating a quorum present.

II. **Disposition of Meeting Minutes:** Disposition of June 10, 2014 Regular Board Meeting Minutes were presented for approval. Motion to accept the minutes by Mr. Williamson, Jr. Support by Mr. Mullins. Motion carried.

III. **Report of Officers.**

**A. Chairman**

1. Correspondence received. Mr. Novak stated we received yesterday a letter from Lorain Cooperative Ministry Mr. Bruening stated this a group of local church organizations and they provide a Free Farmers Market for the citizens of Lorain once a year at Black River Landing. This year the event is to be held on August 28, 2014. Mr. Bruening stated this organization performs in-kind work in lieu of a rental payment. Mr. Bruening stated they only use the pavilions. Mr. Mullins made a Motion to initiate services in-kind. Seconded by Mrs. Cook. Motion carried.

IV. **Report of Committees.**

**A. Contract Management Committee**

1. Annual Task Orders – Architects. Mr. Mullins stated there were discussions in the Contract Management Committee Meeting for proposals for Architects as well as Engineers and Mr. Gary Failor. Mr. Mullins made a motion to accept Arkinetics for the Architect. Ms. Carr seconded the motion. Motion carried.

Mr. Mullins made a Motion to accept Bramhall Engineers as the primary Engineers. Secondary firm will be K & S Engineers who will also be used for marine related tasks.. Seconded by Mr. Brown. Motion carried.

Mr. Nielsen made a motion to accept Gary Failor's Consultant Contract on an as needed basis. Seconded by Mrs. Cook. Motion carried.

Mr. Novak stated that a copy of the Business Plan to the Board as well as a schedule for the Contracts. After the Board's review, please let him know if changes need to be made.

2. Ribs on the River Agreement. Mr. Brosky stated another Board meeting is not necessary. Mr. Bruening stated Wolverine Fireworks is to be struck from the Agreement. Mr. Brown made a Motion to allow the Executive Director to enter into an Agreement with JOE- DI, Inc. for the Ribs on the River Festival subject to legal counsel approval. Seconded by Mr. Davila. Motion carried. Roll call vote as follows:

Ayes: 8                      Nays: 0                      Abstain: 0                      Motion Carried

**B. Strategic Development Plan Committee** – Mr. Sommers stated a meeting was held authorizing Mr. Novak to move forward with the City, meeting with Developers. Mr. Novak stated discussions also ensued over the Port's management of the City's there are ten (10) TIF Districts.

**C. Marketing & Public Affairs Committee –**

1. Maintenance Update. Mr. Bruening stated several jobs were accomplished. Mr. Brown stated the graduating Class of 1957 would like to have their bench in place.

2. Ribs on the River Volunteer List. Mr. Bruening passed the Volunteer List around for Members to review and sign-up.

**D. Financial Planning and Audit Committee.**

1 – 2. Bank Reconciliation Report for June 2014 and Financial Statement for June 2014. Mr. Mullins made a motion to accept the June 2014 Bank Reconciliation Report and Financial Statement for June 2014. Seconded by Ms. Carr. Motion carried.

3. Temporary Budget 2015. Mrs. Smith stated this Temporary Budget for 2015 is an estimate. The Public Hearing was held this evening at 6:00 p.m. Mr. Novak stated several Board Members were in attendance.

Mr. Nielsen presented:

**A RESOLUTION MAKING TEMPORARY BUDGET APPROPRIATIONS FOR THE LORAIN PORT AUTHORITY FOR CALENDAR YEAR 2015.**

Mr. Sommers made a Motion to accept Resolution 2014-28. Seconded by Mr. Mullins. Roll call vote as follows:

Ayes: 8                      Nays: 0                      Abstain: 0                      Resolution passed

4. Then and Now Certificate. Mrs. Smith explained there are three (3) that require Board approval.

Mr. Nielsen presented:

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

Mr. Nielsen made a Motion to accept Resolution 2014-29. Seconded by Ms. Carr. Roll call vote as follows:

Ayes: 8                      Nays: 0                      Abstain: 0                      Resolution passed

**E. By-Laws and Personnel Committee – No Report**

**V. Other Business.**

**A. Executive Session.**

Mr. Nielsen made a Motion to enter Executive Session for the purpose of discussing pending and imminent litigation and property disposition. Seconded by Mr. Brown. Roll call vote as follows:

Ayes: 8                      Nays: 0                      Abstain: 0                      Motion carried

Mr. Davila made a Motion to return to regular session. Seconded by Mr. Mullins. Motion carried. Roll call vote as follows:

Ayes: 8                      Nays: 0                      Abstain: 0                      Motion carried

**B. Lorain County Settlement.** Ms. Carr made a Motion to accept the Lorain County Port Authority Settlement. Seconded by Mr. Sommers. Roll call vote as follows:

Ayes: 7      Nays: 1      Abstain: 0      Motion carried

**VI. Public Comments - None**

**VII. Adjournment.**

There being no further business to come before the Board, Mr. Mullins made a motion to adjourn. Seconded by Mr. Nielsen. Motion carried. The meeting was adjourned at 8:35 p.m.

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Carl Nielsen, Chairman

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Richard M. Novak, Executive Director