

VERMILION PORT AUTHORITY

May 9, 2019 – 7:00 p.m. @ South Street Boat Ramp, Vermilion, Ohio

Roll Call: R. Strauss; D. Miklos; B. Carrick; T. Sommer. Not Present: P. Corogin  
Also Present: B. Yancar, PORT OPERATIONS MGR; F. Loucka, COUNCIL REPR; Bill  
McCarthy

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Vice Chair Dave Miklos called the meeting of May 9, 2019 to order.

APPROVAL OF MINUTES:

R. Strauss MOVED; D. Miklos seconded to approve the minutes of April 11, 2019. Roll Call  
Vote 4 YEAS. MOTION CARRIED.

CORRESPONDENCE/OPEN (Audience) DISCUSSION:

Garland Zimmerman advised the board he is a new resident to Vermilion as of last July. He is currently the Harbor Master for Lakeside Yacht Club and he's trying to get involved and meet people.

D. Miklos conveyed the port members received an email from Bramhall Engineering on a proposed Submerged Land Lease for the purpose of constructing Shoreline Improvements for PPN# 20-00117.000 (The Linwood Park Company).

T. Sommer MOVED; R. Strauss seconded to approve Resolution 2019SLL-003. Roll Call Vote 4  
YEAS. MOTION CARRIED.

FINANCIAL REVIEW:

B. Yancar provided the port members with the Statement of Cash from Revenue and Expense (1/1/2019 to 2/28/2019) which reflects a beginning balance of \$14,153.54 in Fund 214 (Verm Port Authority Special Revenue). The ending balance is \$16,521.72 and the encumbrance year to date is \$1,993.04. Fund 411 (Port Authority Capital) has an ending balance of \$3,761.22, which is the same from last month's reporting as there has been no activity. The total budget for Fund 214 is \$195,000, which is \$10,000 more than what the Port Authority had requested.

He referred to the Deposit Recap Sheet and the year-to-date revenue for South Street Launch Ramp, Water Works Marina, McGarvey's Landing, Events/Misc., Donations, and Sandusky Bay LTD. The year to date total is \$25,009.09. He noted they received a \$100 donation from Brad Schwab for the Poker Run.

He referred to the Street-End/Submerged Land/Riverside Lease Payments and Deposits Recap spreadsheet and noted that everyone has paid, so the potential for leases for 2019 is \$12,330.00, which a portion of this was collected in 2018 with the balance collected in 2019. B. Yancar said Clarion Drive lease payments are paid up except for the Police boat, which will be paid when the grant money comes in. He noted he sent out reminders for insurance certificates. To recap both the street-ends and Clarion for 2019, they have collected \$25,980.00, with a total revenue of \$41,049.09.

B. Yancar provided the port members with dock revenue comparisons from 2016 – 2019 on Water Works Marina, McGarvey's Landing, and S.S. Launch Ramp. He said they are up 10.29% for Water Works Marina with the 2019 year to date totaling \$1,250. They haven't received any

dock revenue to date for McGarvey's Landing but have received \$2,586.00 in dock revenue for S.S. Launch Ramp. He said they are up about 3.5% if you compare revenues from 2018 to 2019.

B. Yancar provided the members with his activity report. D. Miklos asked if he was on schedule for getting the facilities up and running. B. Yancar said they are ahead of schedule of what they anticipated. He said because of some activity from B. McCarthy they got the attachment on the bulkhead welded and long dock is ready to go, and they worked on the mother dock which required a patch so it's ready to go. All the areas have been raked and cleaned up. There is some fine tuning at Water Works they need to finish up. R. Strauss addressed #12 on the activity report where B. Yancar notes they are working on a procedure for groups looking to use their facilities, and he's contacting the Harbor Master and ODNR to identify information flow and paper requirements. B. Yancar explained this is tied to the Leukemia group and they want to make sure all the procedures and required forms are in place and everyone is contacted. R. Strauss addressed #18 regarding the port's ability to have a link on the VPA website that would allow them to accept event/merchandise payments directly to their bank account via an intermediate processor. B. Yancar explained he updated this as they have t-shirts they will be selling online, so they wanted to have a pay button on the website. He reviewed this with the finance director who is on board, so now they must make the final contact with the technical people.

B. McCarthy said the Port Authority needs to come up with a solution with the boats that come into McGarvey's this summer with the high-water problem they are experiencing. B. Yancar said the high water appears to be a long-term issue and they need ideas on how they should handle this. R. Strauss said he had asked B. Yancar what money they brought in at this facility for dockage last year. If the high water remains like it is today they won't be able to dock anyone, so should they consider building a temporary boardwalk. He said in 1986, McGarvey's went over the high-water mark and they built a dock over the whole area. He didn't think it would be a cheap thing. B. Yancar said it will be about \$4,000. R. Strauss said if the water levels are consistent over the next couple years then a temporary boardwalk would pay for itself. He thought they should contact the Coast Guard to see if they can get a prediction on the water levels for the next couple years. D. Miklos said he read an article that said they expected this high water for a few years. B. Carrick said he read an article too that said it was expected to go down next year, but he's not holding his breath on this. G. Fisher noted it was reported on the news before she came to the meeting, so it may be on the news later tonight. Garland Zimmerman asked if the Army Corp of Engineers had anything the Port Authority could use on a temporary basis. The board members discussed options of a temporary walkway platform possibly with something 2 ft. wide with connectors onto dry land. It was noted the power is turned off anytime the water comes up over the bulkhead. R. Strauss said they may need to consider anchoring the dock and questioned if they should use pressure treated wood. He also suggesting using pallets. T. Sommer suggested looking into modular ADA ramps that can be rented. The ramps are made with steel and aluminum and the legs are adjustable and they can go through water. He said they are not expensive, and they have their own set up crew. He said he could ask the company about this and would get the information to the clerk to distribute to the board members. The Port Authority will discuss this matter at another time to allow B. Yancar the opportunity to seek additional information on the water levels and materials they might use for a temporary walkway platform. It was noted that a special meeting may be required on this matter as the Fish Festival is in June and the docks are sold out at McGarvey's. B. Carrick asked if they had money in the budget. D. Miklos said they first need to see what the costs will be.

B. Yancar addressed the prior approval the Port Authority gave to Norm Ruess last month to use the Port Authority's existing Dredging Permit. He said the Army Corp of Engineers responded

with denial because the proposed dredge isn't encompassed in the original permit the Port Authority has, so N. Ruess is on his own. The Army Corp sent N. Ruess a direct email.

**D. Miklos MOVED**; T. Sommer seconded to authorize B. Yancar to close the inquiry made by Norm Reuss. Roll Call Vote 4 YEAS. **MOTION CARRIED**.

B. Carrick said on the Water Works docks there are a couple caps that need repaired. B. Yancar was aware of this. B. Carrick said there is no Wi-Fi signal at Water Works. B. Yancar said he would mention it to IT. B. Carrick said they had talked about geese deterrent in the past and a local marina found out if you take a light projector and use a green light, the geese don't like those at night, so maybe this is something they can consider looking into.

B. Yancar reported the Vermilion Photojournal will be putting out their "Visit Vermilion" ad and the price used to be \$475 and has now increased to \$525.00

**R. Strauss MOVED**; D. Miklos seconded to approve the \$525.00 for the "Visit Vermilion" ad. Roll Call Vote 4 YEAS. **MOTION CARRIED**.

B. Yancar said he received a request for a \$100 donation from the Chairman of the Lighted Boat Parade. It was noted the Port Authority has never donated to this event in the past but has donated to the Crazy Craft. The port members decided to continue with their donation to the Crazy Craft only because they don't have additional money in the budget to donate to the Lighted Boat Parade.

**T. Sommer MOVED**; D. Miklos seconded to approve a \$100 donation to the Crazy Craft for 2019. Roll Call Vote 3 YEAS; 1 ABSTENTION (Carrick). **MOTION CARRIED**.

### **OLD BUSINESS:**

B. Yancar addressed the restroom grants and noted they applied for two grants but were advised they received no funding from a charitable foundation. However, Erie County Community Foundation came back with two separate \$5,000 grants, so they have \$10,000 in potential grant money and the Port Authority has 60 days to respond. He conveyed that an anonymous donor kicked in \$10,000 making \$20,000 available. T. Sommer asked if this grant must be repaid and B. Yancar said no, but they need pictures of the project in progress as one of the stipulations. He said this is \$20,000 toward the \$31,000 they need for the project, so the Port Authority needs to come up with the remaining funds. He thought maybe they can negotiate a better price with the contractor. He said they did save \$4,000 in repairs on docks, so this helps some. They still need to go through the permit stage. D. Miklos asked if the grant will be pulled if they don't respond in 60 days. B. Yancar said no, but at the end of 60 days they need to put in an extension with the reasoning behind it. The port members said they need to figure this out since they have \$20,000. D. Miklos questioned if the city could loan them the rest of the money.

B. Yancar reported that a couple members met with the Finance Director to have some dialogue on the McGarvey's Balloon Payment that is due in 20 years. He is responsible for coming up with some long-term projects as one of the components. The Finance Director will do some additional investigation on other possible ways of refinancing this before the 20 years. R. Strauss was of the understanding that they didn't need to come up with the \$16,000 this year because they have a lot of repairs they have put off until they paid off the Water Tower. F. Loucka said they should find out how much these repairs are going to cost. D. Miklos asked if they could use the \$16,000 towards the \$11,000 shortfall they have on the restroom project. B. Yancar said he will be talking with the Finance Director to make sure she has the same

understanding on the \$16,000 for this year. R. Strauss thought they would start putting something together for next year's budget, as they do need to start putting money aside for this. B. Carrick recalled the discussion as the city should not expect much from the Port Authority this year, but they would start figuring out a long-term solution next year. R. Strauss said they also discussed the Water Tower because in another 14 years it will need to be repainted. D. Miklos said the Water Tower doesn't generate revenue and maybe this should fall back on the City as this is a landmark.

**NEW BUSINESS:**

**R. Strauss MOVED;** D. Miklos seconded to approve Bill Yancar's expenses in the amount of \$130.23. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

B. Yancar showed the port members a picture of the t-shirts that will be on sale. Mary Hoholski said the front of the t-shirt has the Port Authority logo and she wants to add Poker Run under Paddle Fest. The port members had no problem with this. She said they will setup payments directly online as the order is put in. No pre-sales are accepted.

D. Miklos tabled the Sunshine Law Review to the June meeting.

**D. Miklos MOVED;** T. Sommer seconded to adjourn into Executive Session to discuss imminent litigation. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

**ADJOURNMENT:**

D. Miklos adjourned the meeting upon no further discussion at the end of Executive Session.

**NEXT MEETING:**

June 13, 2019 @ 6:30pm at Ramp Office, 777 W. River Road, Vermilion, OH

-Gwen Fisher, Certified Municipal Clerk