

Monthly Board Meeting November 16, 2023

Conneaut Port Authority
929 Broad Street
Conneaut, Ohio 44030
11/16/2023

Meeting was called to order at 6:00 PM by Chairman Bill Kline

Board Members Present: Bill Kline, Tom Perkoski, Patrick Arcaro, Kristina Showalter, Joe Zappitello
Absent:

Staff: Denver Spieldenner, Terri Trisket

Others in attendance: Michael Bartone- Oasis Marinas, Karen and Mark Presley-boaters

Minutes: Disposal of previous minutes-Motion to accept minutes from the October Board Meeting

Motion: Tom Perkoski ; second: Joe Zappitello

Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

Correspondence: Denver

The Conneaut Convention and Visitors Bureau is hosting a Santa Visit on Dec 10, 2023 from 2-4 at the Conneaut Human Resource Center

Junior Achievement is seeking volunteers for their classrooms.

Great Lakes water level report shows that the lake levels are similar to this time last year.

The Salvation Army is looking for donations to support their emergency assistance program.

Audience Participation:

Mark Presley shared that he has applied to the board and still cares about the harbor and the Port Authority.

Maintenance update: Denver

The restaurant is empty and cleaned up: the gas lines have been plugged, the roof vents have been covered, the heat sensor is placed in the window. The floor heat is going bad, and we are actively looking at upgrades for the HVAC system.

Equipment has been serviced for the winter including the zero turn and the tractors.

There are two cameras down by the lagoon.

The gator has been cleaned up and is at the office for winter storage.

Breakwall restaurant will need the grease trap replaced. We have a larger one available at Float and Fly it will just need installed. The building vacancy has generated considerable excitement and we have a growing list of those interested in the property.

Dock report: Michael Bartone

- Cords and hoses left behind have been removed from the docks

- 221 Contracts have been returned 71% occupancy. There are 7 pending contracts at this time.
- There are 18 non renewals confirmed-most are due to reasons such as not enough use or selling their boats.
- 38 current dock holders have not returned their contacts or responded to attempts to reach out.
- We have a total of 15 individuals on the wait list 8 of these are boats 30' or larger. We are actively seeking solutions to see if there are better uses of space for the 2025 season to accommodate larger boats.
- All boats have been pulled out of the water for the season
- Water level is down considerably currently
- We will need to replace at least 2 of our current jet ski docks and we may want to consider utilizing smaller slips to accommodate jet skis

Financial reports: Patrick Arcaro

Overall October was a lower spending month

Motion to accept Treasurer's reports

Motion: Kristina Showalter; second: Tom Perkoski
 Vote: Yes-All; No:-none; Abstentions-none
 Motion Carried

Motion to ratify the payment of October's bills

Motion: Kristina Showalter; second: Joe Zappitello
 Vote: Yes-All; No:-none; Abstentions-none
 Motion Carried

Motion to accept the amended appropriations and estimate receipts as written.

Motion: Tom Perkoski ; second: Kristina Showalter
 Vote: Yes-All; No:-none; Abstentions-none
 Motion Carried

Further discussion:

Our note with the City is due we will need to make the interest payment which is in the ball park of \$21,000. The note will either need paid in full or rewritten. The finance committee will meet next week and finalize what needs to be done with the note.

Old Business:

New Marina updates: The USACE has said that their internal approval will be completed by Nov 21 but due to the holidays and people being out of the office we can anticipate our permit the week of January 15, 2024. We are still waiting for the shore structure permit from ODNR. There is a dispute regarding our submerged lands lease boundaries that is holding up the process. Mark Censer from KS seems to think that we can still move forward. We discussed the next steps in the event that the process becomes drawn out.

Employee handbook revision meeting TBD

New Business:

Grants and Planning (Bill and Terri): Exploring two new funding opportunities. We are anticipating hearing back from NFWF and BIG before the first of the year. We are still waiting to hear from the USACE CAP funding opportunity as well.

Finance (Patrick): We will be meeting on November 21 to discuss next year's budget.

Environmental (Tom): We are working on the mitigation plan for the new marina, which will involve the planting of native species on the sandbar. Next year there are plans to expand bird tracking, and a possibility to partner with Meijer Foods for use of a beach cleaner.

Communication (Kristina): No new business

Lease Committee (Joe): The Lease Committee is investigating HVAC upgrade options for the Breakwall building. There will be a formal request for proposals for the building that will require the submission of a business plan. The building needs some upgrades, and it was suggested that it might be more profitable to demolish the building and set up the area for food trucks. We will need to contact the health department to see what exactly needs to be completed prior to a new occupant entering the building. It was decided that we will proceed with the RFP process while working with the Health Department to ensure that the building can operate according to guidelines.

Foundation Grant: We must spend the \$1,000 prior to the end of the year. It is for the pickleball court.

We are going to need to have a meeting in December.

Motion to have a special board meeting on December 19th at 6pm

Motion: Joe Zappitello; second Kristina Showalter

Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

We will need a secretary to serve out the remainder of Aaron's term ending January 31, 2024.

Motion to Nominate Joe Zappitello to serve as secretary for the remainder of the current term.

Motion: Patrick Arcaro; second Kristina Showalter

Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

Motion to give the chairman the authority to sever legal ties with Oasis.

Motion: Tom Perkoski; second: Patrick Arcaro

Discussion: After reviewing the budget, the contract is costing us more money than it is making us. This is nothing against Oasis or the Port Authority but at this time things just did not work out. The fault is on both sides equally. We would like to leave it open that the relationship could be renegotiated at a future date. During the severance negotiation there are two areas that need to be considered carefully, the first is the \$25,000.00 separation fee. The second is the non-compete clause for employment, this is a

small town, and we would like to be able to rehire workers. It is the hope of the board that this is an amicable separation.

Motion: Tom Perkoski; second: Patrick Arcaro
Vote: Yes-All; No:-none; Abstentions-none
Motion Carried

Motion to Adjourn made at 7:47 PM

Motion: Kristina Showalter; second: Joe Zappitello
Vote: Yes-All; No:-none; Abstentions-none
Motion Carried

Motions:

23-81 Disposal of previous minutes-Motion to accept minutes from the October Board Meeting
Motion: Tom Perkoski ; second: Joe Zappitello; Vote: Yes-All; No:-none; Abstentions-none
Motion Carried

23-82 Motion to accept Treasurer's reports
Motion: Kristina Showalter; second: Tom Perkoski; Vote: Yes-All; No:-none; Abstentions-none
Motion Carried

23-83 Motion to ratify the payment of October's bills
Motion: Kristina Showalter; second: Joe Zappitello; Vote: Yes-All; No:-none; Abstentions-none
Motion Carried

23-84 Motion to accept the amended appropriations and estimate receipts as written.
Motion: Tom Perkoski ; second: Kristina Showalter; Vote: Yes-All; No:-none; Abstentions-none
Motion Carried

23-85 Motion to have a special board meeting on December 19th at 6pm
Motion: Joe Zappitello; second Kristina Showalter; Vote: Yes-All; No:-none; Abstentions-none
Motion Carried

23-86 Motion to Nominate Joe Zappitello to serve as secretary for the remainder of the current term.
Motion: Patrick Arcaro; second Kristina Showalter; Vote: Yes-All; No:-none; Abstentions-none
Motion Carried

23-87 Motion to give the chairman the authority to sever legal ties with Oasis.
Motion: Tom Perkoski; second: Patrick Arcaro; Vote: Yes-All; No:-none; Abstentions-none
Motion Carried

23-88 Motion to Adjourn made at 7:47 PM
Motion: Kristina Showalter; second: Joe Zappitello; Vote: Yes-All; No:-none; Abstentions-none
Motion Carried

