

VERMILION PORT AUTHORITY MEETING MINUTES

June 10, 2021 – 6:30 p.m.

Roll Call: D. Miklos, P. Corogin. Sommer, J. Hauck. Absent: H. Riddle
Present: B. Yancar, PORT OPERATIONS MGR
Guests: Mayor Forthofer

Todd Sommer, Chairman called the meeting of June 10, 2021, to order.

Approval of Minutes:

D. Miklos MOVED: T. Sommer seconded to approve the meeting minutes of May 13, 2021. Vote 4 YEAS. **MOTION CARRIED.**

Financial Review:

B. Yancar provided a recap of the Statement of Cash from Revenue and Expense at the close of April. He explained they had a carryover of \$50,403.71 in Fund 214 (Vermilion Port Authority Special Revenue). As of the end of April the net expenses year-to-date is \$41,778.47 and the net expenses are \$28,137.73, and the unexpended balance is \$64,044.45. They have encumbered \$12,388.41 and the ending balance is \$51,656.04. There has been no change in Fund 411 (Port Authority Capital), and he noted they started with \$9,685.00, and they had a year-to-date expense of \$209.99, leaving the current balance at \$9,475.01. He said there was no activity in the dredge grant account (Fund 463), and it has not been determined as of yet on whether this is a city or Port Authority balance.

He provided a recap on the three-year comparison between the marinas. He explained that Water Works Marina has taken in year-to-date \$2,741.00 and the three-year average is \$2,696.42, so they are up \$44.58 (1.65%). The comparison between 2020 and 2021 is up \$488.00 (21.66%). McGarvey's Landing is open, and they have started to get business. They took in \$264.00 in May and the three-year average is \$365.67. They are down about 27%. However, 2020 compared to 2021 shows they are up \$212.00 (407.69%). In 2020, they took in \$52.00. The South Street Launch Ramp had a phenomenal start. The three-year average is \$8,489.33 and so far, this year they have taken in \$13,368.00, so they are up almost \$5,000 (57.47%). The 2020 to 2021 comparison was \$8,729 and they are up \$4,639.00 (53%). The total for 2020 was \$11,034.00 and this year it is \$16,373.00, so they are up \$5,339.00 (48.39%).

He said the Port Authority's cash position shows they are sitting on \$58,994.52 and in June of 2020 it was \$56,540.00, so they are up in all revenues, including Sandusky Bay, leases, and all income by \$2,500.00.

Port Operations Activity Report:

B. Yancar provided the board members with an updated activity report for their review. He said during the recent high wind conditions they had an extreme number of debris and because of their customers they had to react quickly, so he was able to obtain a quote in the amount of \$2,500 from an outside business who would take a full day to clean this area up. In any case, he checked with city resources because they needed dump trucks, tractors, and other equipment. He said the City came through to assist the Port Authority with equipment and a crew. He thanked Service Director Tony Valerius, Charlie Grisel, and a crew of seven guys. They had the place cleaned up in six hours. T. Sommer asked if all the debris was hauled on dump trucks. B. Yancar said they hauled everything on dump trucks. B. Yancar said it was commendable on how everyone joined in and helped them. P. Corogin said the Port Authority owes everyone a big thank you as they did a nice job. T. Sommer thanked the mayor as well.

B. Yancar explained he was contacted by Marilou Suszko, Executive Director of Main Street Vermilion who had been given inquiries from people as far as the possibility of donating some benches. One specific person was looking for Water Works and he talked to two of the people who were inquiring, and he mentioned the board was having a meeting as there were policy issues they need to resolve for the ongoing administration. He said the Port's last adventure with this was in 2017 when they did the benches as a fundraiser/memorial. He sent an email to the board regarding possible considerations to set up a permanent policy, so in the future they know how this will be handled.

He said he has been trying to think out of the box regarding the Duck Race. They have not had the Duck Race for two years due to COVID and flooding, so he thinks they should come back with a bang. He thought the prize schedule is tired at \$1,000/\$500, so to possibly energize the process and get it off to a good start, he suggested to possibly change the prizes from monetary to possibly a jet ski or golf cart. He also would like to raise the price of the tickets. He would rather have a raffle and to maintain the Duck Race theme, the raffle can take place at the Duck Fest where the ducks can be sold. It could be a children type thing where they can buy \$1.00 ducks and then have a grand prize drawing. They would still have pre-sales of the tickets. P. Corogin thought it was good time to do something new since they have not had a Duck Race in two years. B. Yancar said he was leaning towards a golf cart. He suggested raising the ticket price to \$20. Other organizations in the city have sold tickets as much as \$50. He said they would only have to sell 1,000 tickets to bring in \$20,000, and they could realize \$10,000/\$11,000 in net profit. The last Duck Race brought in around \$8,500. G. Fisher said the Chamber sold their tickets for \$50 for a golf cart and believed the Vermilion Fire Company did the same for a jet ski. P. Corogin said he liked the golf cart idea. J. Hauck even thought a side by side would be a good idea as something different. B. Yancar said they need to maintain their profit margin. J. Hauck said if the Chamber had not reached their goal to break even, they were going to have a cash prize as a

backup plan (50/50 raffle). J. Hauck said he still liked the idea of having a duck race for the number of tickets they sell. D. Miklos agreed especially if they were going to have the racecourse set up and the ducks prenumbered. B. Yancar said he would iron out the details, so they can get tickets out quickly. P. Corogin said it has been proven by the other two organizations in town and he would be in favor of changing it up. D. Miklos agreed and was in favor of doing two races. T. Sommer said in prior years they sold over 1,000 tickets on the day of the Duck Race. J. Hauck thought if they had two colored tickets, they would only need to do one run – yellow for kids quack pack and blue ticket for the door prize ticket. D. Miklos said he liked Jonathan’s idea of a side by side since other organizations have already given away a golf cart and jet ski. They could even consider a boat. This may make it unique. P. Corogin noted the side by sides are pretty pricey.

B. Yancar said there have been numerous items repaired and replaced and next month when they get into the detail, labor is going to be high. They are making money and getting things done, and he is proud of what they look like at McGarvey’s as well as the pedestals.

D. Miklos asked if the WIFI is working at Water Works. B. Yancar said there is no City WIFI at McGarvey’s Landing. He believes it is Quaker Steak & Lube’s WIFI. He said the IT is installing ‘Vermilion Public’ but he has not had the opportunity to sit down with the IT department. He is trying to see where the Port fits with ‘Vermilion Guest’. He will have this conversation soon with the IT department.

B. Yancar mentioned briefly that the Port Authority may want to tag with the City on credit card processing. He will discuss this with the finance director.

T. Sommer addressed the benches and asked B. Yancar to explain if there were candidates who are willing to put money down for a bench. B. Yancar said they do have an interested person who wants a memorial bench for her husband placed at Water Works. He received pricing and asked the board if they are going to have a policy on where they will place benches and how many per location. He likes the benches at McGarvey’s, and they have survived the high water. P. Corogin said Main Street received an inquiry and started to talk about this and approached the Port Authority. He said when someone donates a bench would it be forever, or will it be for a period of time at a certain location that will be maintained. If you have no policy and there is an expectation that it is forever, and say they sell a piece of property and it changes to another facility, they may have to move the bench. He said the Parks Board has been through this thinking process when someone wants to donate something. They have to be careful – is it for five years? It may be a burden if it is forever. D. Miklos asked what the life expectancy is of the benches. P. Corogin said they also need to see how many benches can fit at Water Works. At Rotary Park there was an issue several years ago because there were too many benches. There was a big effort to thin down the benches, so how many benches does the Port want at this facility. B. Yancar said McGarvey’s has five benches. T.

Sommer said they are pretty much at capacity at McGarvey's. B. Yancar said there is a bench in front of the planters at McGarvey's and they really could put two each if they wanted and he did not think it would be cluttered. Currently, at Water Works there are three benches that he would like to take down to South Street. They are a steel-strap bench, and they are in decent shape. D. Miklos said they are not a memorial bench. P. Corogin felt that Water Works would hold three of the memorial benches. B. Yancar said they could put two up against the wall and replace one down further near a dock.

T. Sommer said they want to purchase the benches five at a time to get the discount. B. Yancar said there is no discount – maybe a little in freight. He asked if they should incorporate a maintenance fee for maintaining the life of the bench. He said last time they made this a fundraiser, and they were selling the benches for \$2,500 and the Port realized maybe \$700 out of this. P. Corogin said the Port should realize some fundraising portion for a bench that will be there for a long time because they will have to keep an eye on them and if the plaque gets torn off, they will have to do something. B. Yancar said the plaques are very uniform in size and made of brass. They provide a template of what you put on them. P. Corogin asked what the bench would sell for now if they put a donation portion on the new cost structure. B. Yancar reviewed the bench costs and said the final cost of the bench is \$2,680, which includes maintenance of \$100.00 and \$500 for the fund raising. The cost of the bench and freight increased, and the plaque is separate. He said the bench is \$2,100.00. The Port members suggested a cost of \$3,000 for the bench, which allows for adjustments with the plaques and shipping. D. Miklos felt \$100.00 was not enough for the maintenance, which includes cleaning, moving, etc. P. Corogin addressed B. Yancar's email of where he states: Using these numbers as an illustration, the donor would be responsible for a total contribution of \$2,900, which includes the \$500 fund raising portion and the \$100 for maintenance. B. Yancar said this was just a scenario – it was not the actual numbers. The actual number is \$2,100 for the bench, which includes the memorial plaque and freight. T. Sommer said he had no problem with \$2,900 or \$3,000. D. Miklos and P. Corogin said they would vote for \$3,000 a bench. D. Miklos asked how long this would entitle someone to have a bench – is it for the life of the bench until it deteriorates or needs repaired or replaced. What is the expectation? B. Yancar asked the members if they wanted to go 10 years and if something happens out of their control... J. Hauck said maybe they could say the location of the bench could be subject to change for whatever the different reasons are – the sale of the property, a structure being built close to it, etc. Mayor Forthofer felt 10 years was a big chunk to bite off – too long. He thought they could say the purchase of a bench assures its placement for the next five years but it will remain in service for the serviceable life of the bench.

D. Miklos MOVED, P. Corogin seconded to increase the bench price to \$3,000 with a five-year life that will remain in service for the serviceable life of the bench after that. Roll Call Vote 4 YEAS. **MOTION CARRIED**.

P. Corogin MOVED, D. Miklos seconded to approve Bill Yancar's expenses in an amount not to exceed \$339.85. Roll Call Vote 4 YEAS. **MOTION CARRIED**.

B. Yancar said he is taking care of the domain name for the website as it has been paid for. The city has decided they do not want to use their credit card in conjunction with this, and suggested the Port use their own. He said he will process the change and will take care of this.

NEW BUSINESS:

T. Sommer said he was approached by an individual that would like to rent a portion of McGarvey's Landing for the balance of the season for a 53' boat. He would be willing to pay \$1,000 a month for five months, and the Port Authority needs to say either yes or no to this inquiry. He received from Bill Yancar the key dates when McGarvey's Landing will be very busy and they would have this person move his boat to another location, so the Port Authority would not be impaired with any lost for these regattas. This individual is also looking at taking his boat on a travel, but he was not certain of the date and whether it would be for a week or 10 days, but it is something he could find out. He asked the members if they would permit something like this and noted that P. Corogin had brought up that people are still on a waiting list at Clarion and Exchange. He said this could help the funding for McGarvey's, but at the same time are they crossing the line in terms of it being a seasonal rental versus a day-to-day rental that McGarvey's is set up for. He knows this individual would not do a day-to-day rental because at \$2.00 a foot it would be \$106.00 a day versus if they do the seasonal and he pays the \$5,000 for the season. He said this boat will be there and it is a bigger boat (motor yacht), and the question is the distraction of the boat being there versus a boat not being there.

P. Corogin said he gave this some thought and struggles a little because as much as he likes the income, he thinks McGarvey's has been their transient facility and they do make so much money there a year regardless of whether there is someone coming or going every day. It is the place where people go to be along the river and having a big boat there – they cannot have it along the handicap dock, so they would have to push it down river beyond that and it would basically be in front of a whole planter and a half where people sit. He worries if they are being fair to the people who have been on the waitlist because they were not given an opportunity to maybe have the same proposal. He asked how they would balance this rate – the \$1,000 sounds like a lot of money, but for the rate this dock gets – it accretes value. He likes the area being open and not to start with a seasonal dock there.

T. Sommer said being the oldest member of the Port this has never been brought up before in terms of a seasonal at McGarvey's. It was also a blessing to get Ms. Cindy in after the season was over as an extra. This is out of the ordinary and the

gentleman already has a location but to be a good neighbor he needs to move his boat, so he will either go to Lorain or wherever he can.

J. Hauck said it would be approximately \$3,100 a month if it was a daily rate. T. Sommer said during the months that are at capacity they will be getting this along with funds from the monthly.

D. Miklos asked if this would be setting a bad precedent if they agreed to this. T. Sommer said he did not think about what P. Corogin brought up and he had no idea of waiting lists, so he can see this. P. Corogin thought it could since they have never done a seasonal at McGarvey's. He said before they decide he suggested the board look at the boat because it is not a low-profile vessel. T. Sommer asked the board to look at it and he will get the dates when this individual will be making his trips, which is also part of the equation. Then it is not really seasonal, but more of making a concession for a long-term transient. D. Miklos said this actually changes the whole dynamic. J. Hauck said if they are willing to move during major events and they factor out what the length of the stay is, and what they would receive as a Port – what would be the total loss if it was rented during this time. T. Sommer said they would have to ask B. Yancar how often it is rented, particularly during the week. B. Yancar said during the week it is pretty random – lunch time business for day trippers and overnights are usually Thursday – Saturday, and Sunday's is usually a ghost town except when they get a regatta. P. Corogin said they should look at the boat and get more information, but his fear is they are changing up something that has always been a transient facility and they would be setting a precedent. This is a big vessel and if you look down there it will be sitting right there for the whole summer or while it is here. He would like for them to think about this. T. Sommer said he will get the information in terms of the trips, and he will email the clerk for distribution to the board. P. Corogin asked how many are on the waitlist. B. Yancar said there are eight at Clarion and three at Exchange, and some have been on the list since 2019.

Mayor Forthofer said after the second storm people have stopped in his office to discuss the logs on Main Street Beach and in the river, and they are asking if the Port Authority can do anything about the logs in the river. T. Sommer said they have had this discussion and in previous years up until two years ago, they basically put a stop to it because of the expense. They normally retrieve them and bring them to the boat ramp and at the time Bill McCarthy would cut them up and in turn get rid of them. The expense of labor, chain saws, and fuel got so expensive. The Port Authority does not make any money with regards to removing this debris out of the river. He sees the logs in the river, and they end up on the Lagoons beach or city beach. He said the Port Authority did not want this liability anymore. Unless there is something the city is willing to help out with, then he will not say no because they do have vessels and he personally has one he would not have a problem hooking up to a log, but some of these things could be 30' long. B. Yancar said they had a 60' log. T. Sommer asked how they deal with a five-ton tree – they

would need a tractor to pull it up, and then they would take up parking spaces. B. Yancar said currently there is one under the kayak dock. P. Corogin said earlier this summer he and Bill McCarthy took Baby Blue and got logs out of the Lagoons, but they brought them in tight so maybe they could grab them from the Lagoons Beach. He said the wind shifted and he was not certain they all stayed. They do not have a very big boat to drag, and it is a problem. It would be nice if they had a better solution and maybe they should think about this. T. Sommer said they have the sources, but they do not have the sources of cutting and disposing them – this is the major expense. D. Miklos agreed it would be nice to have a funding source to offset this. Mayor Forthofer said if they had a source of disposal, would the Port Authority be willing to do this. T. Sommer said he would consider it, but he does not want to impair their parking. B. Yancar said if they get into this, he would be against processing the logs. He would bulk cut them if city equipment could dispose them. J. Hauck asked if the Parks Department had equipment to process the logs. Mayor Forthofer thought maybe the Service Department would. He will check to see if they have the capability to process long logs and have a place to take them if the Port Authority can pull them out. T. Sommer said this would happen at the boat ramp where they have to slide them up. He said with so many boats they do not want to restrict the flow around this area because it is the tie-down area. It was suggested taking the logs to the beach versus the ramp. J. Hauck asked if the bigger logs could be used for erosion protection. He knows that Mentor two years ago applied for a \$100,000 grant to repurpose them to prevent beach erosion, so he wondered if areas such as Sherod Park could utilize them for shore protection.

T. Sommer adjourned the regular meeting upon no further business coming before the board.

Next meeting: The Port Authority scheduled their next meeting for July 8, 2021, at 6:30 p.m. at the Vermilion Municipal Complex, 687 Decatur Street, Vermilion, Ohio.

Transcribed by Gwen Fisher, Certified Municipal Clerk