

VERMILION PORT AUTHORITY MEETING MINUTES

September 10, 2020 – 6:30 p.m. @ Vermilion Municipal Complex

Roll Call: R. Strauss; D. Miklos; H. Riddle, T. Sommer, Absent: P. Corogin
Present: B. Yancar, PORT OPERATIONS MGR; F. Loucka, COUNCIL
REP.
Guests: Mayor Forthofer

Dave Miklos, Chairman called the meeting of September 10, 2020 to order.

APPROVAL OF MINUTES:

R. Strauss MOVED: T. Sommer seconded to approve the meeting minutes of August 13, 2020 with clarification made in the third paragraph under financial review to insert the word “police” before boat, so it reflects they are speaking about the police boat, as addressed by R. Strauss. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

CORRESPONDENCE:

D. Miklos commented that the Port Members were in receipt of an email sent by Lee Howley regarding the Army Corp of Engineers’ dredging projects and repairs to maintain the waterway and break wall. T. Sommer understands they need to do some dredging because at the mouth there are areas that are only five and six feet deep. D. Miklos said in the original email they were looking for some additional stakeholders – tugboats, commercial fisherman, etc. He asked B. Yancar if they had a record of all this information. B. Yancar said they have some information, but they would need to do some investigating about the commercial fisherman, and they do not keep a record of the Captains. D. Miklos asked if additional investigation by the staff can put together these numbers. H. Riddle said her resources say they have 25 seasonal charter fishing boats, not 13, and they have one commercial fishing boat. T. Sommer said there is two boats – one company. B. Yancar said they would probably want to include kayakers. D. Miklos said the private marinas that access the waterway should be listed, so they should contact the owners on the number of slips they have. B. Yancar asked if there was a timeline on gathering the information. Mayor Forthofer said there is no hard timeline. He understands they are hopeful in getting this project started in the spring of next year. H. Riddle asked if it is indeed happening. R. Strauss said it looks like the money has been appropriated. Mayor Forthofer said it seems to be funded and planned at the federal level, and they welcome the results. D. Miklos said they should not drag this out. B. Yancar said he would work on it.

FINANCIAL REVIEW:

B. Yancar provided the Port members with a recap of the Statement of Cash from Revenue and Expense for the period ending July 31, 2020. He conveyed in Fund 214 "Vermilion Port Authority Special Revenue" the net revenue YTD is \$112,761.32 and the net expenses YTD is \$74,118.69, and the unexpended balance is \$58,102.26. The ending balance is \$53,738.93. He is holding back on unencumbering until they see how the restroom project goes and whether the capital account will totally cover it. There will be another \$11,000 encumbered in the next Statement of Cash for trash expenses, dock removal, winterization, irrigation, printing, and the sewage system at Water Works, which will probably be close to \$5,000. D. Miklos asked if the net expense decrease from 2019 is due to the savings on payroll. B. Yancar said it is a big part of it, along with doing things in-house rather than paying outside contractors.

B. Yancar said the ending balance in Fund 411 "Port Authority Capital" is \$34,946.22, which is designated for the restroom project.

B. Yancar reviewed the year to date Financial Recap of Cash Position spreadsheet of all revenue. The figures noted are right up to the last deposit. The total revenue is \$162,439.21, which is both capital and operating revenue. In 2019, at about this same time, they were sitting on \$148,815.72, so the difference is \$13,623.49 greater in 2020. He said if they pull out the 411 Account from this, they are still up about \$8,000, which is amazing due to how well the South Street Ramp and Water Works Marina did this past month. He said the capital accounts had the benefit of the two grants totaling \$15,000, but they did not benefit from the Duck Race, so they are still doing very well. Also, last year they had the benefit of McGarvey's and the 2% additive, but this year they have not received anything, but it looks like there was a distribution that was nominal.

He addressed the Dock Revenue - 2020 by reporting that in August nothing still happened at McGarvey's, so they are down 100 percent. They broke a three-year record at Water Works in August. He said the South Street Ramp is killing it as compared to the other three years. The three-year average was \$25,910 and they did \$41,792, so they are up \$16,000 or 61 percent. Comparing 2019 to 2020 they are up \$13,000 or 46 percent. To recap, they are up 20 percent. He said they still have weekends to collect additional revenues.

He said his labor is budgeted until the end of October. If they get to November, he will revisit with the Finance Director to approve his revenue to continue to operate and do their winterization. D. Miklos commented this was a good report with good news.

ACTIVITY REPORT:

B. Yancar provided the activity report to the board which outlines active and completed projects at Water Works Marina, McGarvey's Landing, South Street

Ramp, Clarion Drive, Exchange Street, and all other. He said they have been waiting to get the power supply installed at the South Street Ramp. Per the report, he updated fees for the work in relation to the pump motor replacement. D. Miklos asked if the rebuilt pump is done. B. Yancar said it is done and is sitting at Water Works until Strittmather can put it in. They have already done the drainage system as a back flow preventor in the drain was not backflowing, so this has been repaired.

He provided a day by day breakdown of what is happening at the construction site for the restroom project.

He said the port is sitting on \$53,000 which they will be using for operating and projects, but after looking at all the potential revenue sources, he has come to the conclusion that they cannot sustain the port authority with the current revenue stream. He thinks they need to bite the bullet and modify McGarvey's Landing. They cannot continue to lose \$15,000 to \$20,000 each year. They are going to deplete their capital fund and they do not know if they will have a source to restore this. The revenue they are missing out on from McGarvey's is critical. He feels they need to act on this now – this year before winter. They need to have the electrical system inspected and they need to come up with things they can do now because if they wait until the beginning of the year and the water is back up then will miss another year. They have lost two major clubs because they cannot handle capacity. These things alone are \$5,000 to \$6,000, so he is hoping they could agree to move forward on the inspection of the utilities to see where they stand. They did price a platform for McGarvey's, but he would like to look at a permanent concrete poured raised platform. The high water seems to be ongoing and they need to generate another revenue stream.

Mayor Forthofer asked how much of the revenue shortfall is related to high water – is there any that is COVID related? B. Yancar said it does not appear that COVID is impacting South Street at all. He thinks COVID is positively impacting South Street because he is getting more fisherman and kayaks, which have tripled from last year. He said Water Works seemed to start off slow, but as time progressed it picked up with people taking precautions. He said they have a reputation of having one of the cleanest facilities where people can go to. Mayor Forthofer said the COVID CARES ACT money is easier to get than high water compensation. B. Yancar said it may even require the Port Authority to get a loan to do some of the projects. T. Sommer said they need to find out first what the expenses will be. B. Yancar said if the board agrees to moving forward on getting some numbers together, he thinks the Megger testing can be done for under \$1,000. If it is under \$1,000, he can afford it based on revenue.

D. Miklos asked if anyone has seen the water projections for next year. Mayor Forthofer said the last he heard a year ago is that they predicted another two years of high water.

B. Yancar said there are multiple projects they could be doing. R. Strauss asked who could do the Megger testing. B. Yancar believed it was Firelands. R. Strauss asked if they could also give a price to lift the pedestals if they had to be raised. B. Yancar said would they pour a permanent concrete base for remount and questioned if their wires are long enough. These are questions they need answered. He would like to investigate this for doing the project this year. D. Miklos said he does not have a problem with this and said it all comes down to the water levels. If they are not sure the water levels are going to be elevated, then do they want to spend this money. B. Yancar said he is talking about doing the Megger testing and raising the platform now. He will put numbers together to determine if the board wants to do the work now before year end, so they can still work on the bulkhead. D. Miklos said he does not have a problem exploring this, but the bottom line is how much it will cost and can they afford it. He understands they cannot afford not to do it, but they must be able to afford to do it as well.

R. Strauss MOVED; D. Miklos seconded to take the initial steps to get this process moving and find out what they need to do. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

RAMP RESTROOM EXPANSION PROJECT UPDATE:

R. Strauss updated the members on the ramp restroom expansion project with regards to electrical, lighting, plumbing, block work, flooring, and the inspections.

T. Sommer asked R. Strauss to take Justin to McGarvey's to see if he knows of any materials besides a boardwalk that will stop the penetration of water. R. Strauss said the water does not just come up over the top – it is underneath too. The entire sheet pile has holes in it, so the water comes up through the cracks in the concrete. He said he knows of another person building a boardwalk up above and this could carry a \$10,000 bill but they must find out about the electric as well.

B. Yancar said all the financials supporting the restroom contractors are up to date and all purchase orders have been submitted.

EXPENSE REIMBURSEMENT:

D. Miklos MOVED, T. Sommer seconded to approve Bill Yancar's expenses in an amount not to exceed \$157.44. Roll Call Vote 4 YEAS. **MOTION CARRIED.**

MISCELLANEOUS:

F. Loucka said when they are doing the investigation for the Army Corp, they should include the residential boats on Riverside Drive as there are over 60 watercrafts in that area. He said they should look at West Shore Boat Club and Riverside Marina as well. R. Strauss knows that some of the marinas are down in

their numbers because the larger boats can't get under the bridge, so it may be nice to get a handle on how many they have and then somehow put an economic impact on what it did to the community – how many people are employed at the marina's and how many are boating as the town's economy revolves around the flooded river.

D. Miklos asked if there are additional funds from the Army Corp that could help with their erosion at South Street. B. Yancar said anything that did not require matching funds they tried to apply for, and they could take another look as time permits. The only grant they have not heard on at this time is the trash grant.

ADJOURNMENT:

D. Miklos adjourned the meeting after no further discussion.

NEXT MEETING:

Regular Meeting: October 8, 2020 @ 6:30pm at Vermilion Municipal Complex, 687 Decatur Street, Vermilion, Ohio

Transcribed by Gwen Fisher, Certified Municipal Clerk