

**SPECIAL VERMILION PORT AUTHORITY MEETING MINUTES**

September 8, 2022 – 6:30 p.m.

Roll Call: Peter Corogin, Larry Drouhard, Jonathan Hauck, Dave Miklos, Heidi Riddle  
Present: Bill Yancar, Port Operations Manager; Steve Herron, Council Representative.  
Guest: Mayor Forthofer

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Peter Corogin, Chairman called the meeting of September 8, 2022, to order at 6:30 p.m.

**APPROVAL OF MINUTES:**

**D. Miklos MOVED;** L. Drouhard seconded to approve the minutes of August 17, 2022. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

**Correspondence:**

B. Yancar addressed a letter dated August 24, 2022, from The Home City Ice Company relative to new standards they have set as far as sales requirements to hold onto their equipment. The requirement is that the Port must sell 1,500 bags of ice per year to be able to keep the existing equipment. However, the Port sells less than 200 bags per year, so they will lose their ice freezer. They will have ice for the next month. He said a new company is testing the market to see if the Port Authority would be interested in a unit that makes and dispenses ice and dispenses water. This may be an option for South Street, but they currently do not have potable water at South Street, so this would need to be resolved before they can look into it. The other alternative is to continue purchasing ice from the Dollar Store and to purchase a new freezer.

He reported that today he received a call from Keith Hamulak, Vice President of a Retail Service Group, and a president of an unknown company visited Vermilion and happened to go to McGarvey's Landing/Quaker Steak & Lube and was thoroughly impressed with the city and environment. He asked the availability of this property for leasing, but B. Yancar discussed the fact that the property is currently under lease, and they are not anticipating that this lease will be dropped at this time. He is leaving the door open and has his contact information if something changes. He said Keith Hamulak referred to this being a strong well-capitalized company and they are up and down the east coast, and they recently entered the market in Cincinnati. Larry Drouhard asked if they knew which restaurant chain this is. B. Yancar said no as there is a non-disclosure agreement. L. Drouhard asked the terms of the current lease agreement. B. Yancar said they just renewed a five-year increment. P. Corogin advised L. Drouhard to feel free to look at the lease agreement file at Bill's office. He explained the lease is for

20 years with four five-year renewals. P. Corogin said they need to understand this date clearly, so they should research it.

### Financial Review:

B. Yancar reported on the Statement of Cash from Revenue and Expenses from January 1, 2022, to July 31, 2022, and the beginning balance in Fund 214 (Vermilion Port Authority Special Revenue) was \$77,886.38. At the end of July, the revenue to date is \$121,990.34 and the net expenses is \$107,990.34, and the unexpended balance is \$92,833.58. He encumbered \$10,185.22 leaving an ending balance of \$82,648.36. The 411 Capital Account beginning balance was \$21,506.84 and the net revenue is \$11,900 and net expenses is \$15,580. The unexpended balance is \$17,826.84. There was nothing encumbered, so it carries forward to an ending balance of \$17,826.84. There has been no activity on the Dredge Account (463) and it remains at a balance of \$4,404.99.

According to the Deposit Recap Sheet – Cash Position, the deposits reflect up to the last deposit made this past Monday. Currently, they are sitting on a revenue of \$189,736.81. Comparing this to the 2021 revenue of \$183,806.83, they are \$5,929.98 over from last year. He said a lot of things happened last year that did not happen this year – certain pieces of cash they did not have access to this year. Last year they received around \$4,000 from the railroad for doing security work, and they sold \$6,000 worth of benches that they did not sell this year, and they received a grant and had left-over grant money from another grant, so there is about \$13,000 they will not see in this timeframe. He said they need to watch their expenses right now. They are not taking on any new big capital projects, but they are maintaining. He said they striped the South Street and Water Works parking lots by taking advantage on the money they spent on paint in the past. They did some repairs to three pedestals at Water Works.

### Water Works Marina:

Dock Revenue reporting shows they took in \$15,102.00 at the end of August. The 3-year total is \$141,213.59 and the 3-year average is \$47,071.20. In 2022, they have taken in \$46,173, so they are about 1.91% behind from the 3-year average. Due to the weather, it was not a good month for Water Works. If you compare 2022 to 2021, they are down about 17.69%.

### McGarvey's Landing:

Dock Revenue reporting shows they took in \$3,756.00 at the end of August. The 3-year total is \$15,803 and the 3-year average is \$5,267.67. They have a difference from the 3-year average of \$9,084.33 (172.45%). Comparing 2022 to 2021 they are down 3.33% or -\$494.00.

### South Street Launch Ramp:

Dock Revenue reporting shows they took in \$5,083.00 at the end of August. The 3-year total is \$105,544.50 and the 3-year average is \$35,181.50 and the 2022 year to

date is \$39,667, so they are still above the 3-year average by 12.75%. Comparing 2022 to 2021, they are still above by 13.11%. Totaling all three marinas, they are down about \$5,820 (-5.49%).

He said bookings are sparse as currently he does not have any clubs booked. Hopefully, something happens with the fish, so they get the fishermen back. He said the kayaks are hanging in there for this time of the year. J. Hauck asked if there was an event launching from the Port Authority on Friday. B. Yancar was uncertain of any event. J. Hauck said it was a night paddling event. B. Yancar said usually he hears from Mary Hoholski on events. J. Hauck thought she was in charge of this, so maybe they can check with her.

B. Yancar said they are looking for anti-freeze in anticipation of getting into this in October and the shortages. He was able to find the best price at Menards for \$2.99 per gallon. He also contacted David Phillips who has a broker for this, and he will get back with him as he feels he can definitely beat the \$3.57. However, he is not certain he can beat the \$2.99.

B. Yancar congratulated the Port members on the superior job they did in selling the golf cart fundraiser tickets as they met their goal. P. Corogin told B. Yancar that he did a really good job of coordinating the ticket sale process from beginning to end. There was a lot of to do and he really sold more tickets representing the Port, which is a reflection on his effort, so the board thanked him. P. Corogin said from a board member standpoint, he wanted to report on some real successes by the newer members. He said Larry Drouhard sold the most tickets, and Jonathan Hauck also did a nice job. He said Dave Miklos really came out of nowhere this year with his ticket sales. He said Heidi Riddle sold the last 500<sup>th</sup> ticket to Don Parsons. He told Gwen she did a really nice job too, so it was a real team effort by the Port.

### **Port Operations Activity Report:**

B. Yancar presented the board with his activity report. He said as of yesterday, him and Dr. Dave are 100% prepared for the Duck Race. D. Miklos said he spoke with Randy Strauss today and he will be picking up the mylar balloons for the event and will be at the race a few hours before to attach them to the dock posts. If they must push the race to another date due to inclement weather, then they will store the balloons for a week. J. Hauck said the weather report has improved since the other day.

D. Miklos said that he will meet tomorrow with L. Drouhard at 5:00 p.m. at McGarvey's as they will pull the boom out and take it back to Larry's place to get it cleaned up and ready to go. They spoke with Vermilion Marina who will have their Gradall at the event to drop in the ducks. He has also spoke with Christy Parsons, so someone can bring the Mystic Belle over at 4:00 p.m. He is anticipating a 9:00 or

10:00 a.m. start on Sunday to assemble the course. He talked with Bob about the finish line, and they verified it would accommodate the bigger ducks. He said Cliff German is scheduled to MC the event and the pa system has been charged. B. Yancar said they took the net funnel to the storage facility today and all ducks are there too. D. Miklos said they are doing a 50/50, but it will be a second duck race. They are only selling single tickets, so they must be present to win. The tickets are numbered from zero and they have corresponding ducks. B. Yancar noted they have 2,000 ducks. He asked if there could be people there to help sell the 50/50 tickets. G. Fisher said she would be there to help. P. Corogin said there should be other volunteers as well, including Todd Sommer. D. Miklos said they can sell during the lunch rush, so they can be there around noon. B. Yancar said the tents, tables, and chairs are at McGarvey's for setup.

D. Miklos asked the mayor if he could be present to pull the string for the race. Mayor Forthofer said he could. D. Miklos advised him that the first duck race for the golf cart begins at 4:30 p.m., followed by the next duck race for the 50/50. B. Yancar said they have always made this an event for the kids, so they will have balloons, t-shirts, and bubbles available.

B. Yancar said one item hanging out is PCI, which got convoluted with their breach in other things in making sure they have a secure network. All of this settled down and the city was able to get through this. They got back with the organization and have completed the process. The only thing remaining is for him to do a signoff online.

### **Old/New Business:**

Next meeting: The Port Authority will meet again on October 13, 2022, and November 17, 2022, at 6:30 p.m. at the Vermilion Municipal Court Complex, 687 Decatur Street, Vermilion, Ohio.

### **Adjournment:**

**D. Miklos MOVED;** L. Drouhard seconded to adjourn the meeting. All in favor.  
**MOTION CARRIED.**

*Transcribed by Gwen Fisher, Certified Municipal Clerk (CMC)*