



**Lorain County
Port Authority**

226 Middle Avenue
Elyria, OH 44035
5th Floor

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lcportauthority.org

**LORAIN COUNTY PORT AUTHORITY
MINUTES: BOARD OF DIRECTORS' SCHEDULED MEETING**

LOCATION: 226 Middle Avenue, Elyria, OH 44035 5th Floor, Meeting Room 555

DAY/TIME: Thursday, January 12, 2023 at 6:30pm

CALL TO ORDER: by Amy Richards - Chair

Those in attendance were J. Novak, D. Gillock, D. Gross, D. Blevins,
B. Nazario, M. Gallagher, J. Miller & N. Finnerty

In attendance by phone:

Not in attendance:

LCPA Employee in attendance:

Guests: C. Carr

MINUTES:

- 1) Motion to Approve minutes from December 12, 2022 meeting,
 - a. Blevins made motion to approve, Nazario Second, no further discussion, Board voted unanimously to accept with exception of Gross and Gallagher who Abstained from the vote

FINACIALS:

STAFF REPORT:

- 1) Update on Buildout at 530 S. Abbe
 - a. Miller gave a brief history on 530 S. Abbe for the new members of the board.
 - b. Miller stated we have received the occupancy permit for Office on Aging side and we have a few punch list items to finish up.



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OLD BUSINESS: None

The Board met in a publicly noticed working session to consider the following agenda items:

1) Discuss potential real-estate transactions

Blevins made motion to enter into Executive Session to discuss real estate purchase/sales, litigation or personnel matters. Nazario Second

Board voted through roll call

Novak – Aye

Gillock – Aye

Gross – Aye

Blevins – Aye

Richards – Aye

Nazario – Aye

Gallagher – Aye

EXECUTIVE SESSION:

If needed for topics allowable under the Sunshine Law including real estate purchase/sales, litigation or personnel matters.

NEW BUSINESS:

1)

RESOLUTION NO. 2023-1

A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY AND THE EXECUTION AND DELIVERY OF A PROMISSORY NOTE AND MORTGAGE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$13,900,000.00 FOR THE PURCHASE OF SUCH PROPERTY LOCATED WITH LORAIN COUNTY, OHIO AND KNOWN AS THE MIDWAY MALL PROPERTY AND THE SEARS AUTOMOTIVE PROPERTY; AND REALTED MATERS.

Nazario made the motion that we suspend reading Resolution 2023-1 into record, Gillock Second the Motion, no further discussion, Board voted unanimously to accept



Blevins made the motion to approve Resolution 2023-1, Novak Second the Motion, no further discussion

Board voted through roll call

Novak – Aye
Gillock – Aye
Gross – Aye
Blevins – Aye
Richards – Aye
Nazario – Aye
Gallagher – Aye

- 2) Richards asked if there is any new business to discuss
 - a. Blevins brought up the issue of the parking lot at the collection center. It has come to his attention that a large portion of it (which is opened by the Port Authority) is being used by another business/NAPA. There is another large Parking lot to the west of NAPA that they do own and have blocked off and are not using.
Blevins thinks its not right that we can not use our own parking lot if needed and also with them using the lot it could be a liability for the Port Authority. Blevins asked if the Director could write NAPA a letter asking them to vacate the lot or maybe come to a term and have them pay rent.
 - i. Carr did add that if they are using the parking lot and someone does get injured it can be a liability for us because we are the lot owner. She said we should get an agreement so that we can get an indemnification from them to cover us legally.
- 3) Miller acknowledged that we had some public joining us at the meeting and asked if there was any public comment.
 - a. Mayor Whitfield of the City of Elyria. Mayor Whitfield wanted to come to the meeting to show full support of working together to get the Mall redeveloped and to making it an asset in the community. He looks forward to working with everyone and to help with any resources he has at his disposal to help out.
 - b. News Channel 5 WEWS showed up to do some filming after the meeting.



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ADJOURN

Gillock moved to adjourn, Richards Second, no further discussion, Board voted to unanimously accept.

Vice Chair

Secretary