

**MICHIGAN CITY PORT AUTHORITY
BOARD OF DIRECTORS**

September 13, 2021

TIME & PLACE

The regular meeting of the Michigan City Port Authority Board of Directors was called to order at 5:00 p.m. in the Port Authority board room.

ATTENDANCE

Board President Sam Ferguson presided. Board members in attendance included Amanda Beutner, Chad Childers, Socrates Gray, John Haynes, Bruce Manner and Dan Messina. Harbormaster Tim Frame and Assistant Harbormaster of Administration Mary Ann Pawlicke were also in attendance along with Attorney Joe Zaknoen.

GUESTS IN ATTENDANCE

Guest in attendance included Washington Park marina slip holders Mike Cooper, Bob Kelsey and Nate Fisher, Scott Clark (*TGB Unlimited Inc.*), Michele Bielinski (*Larson-Danielson*), Phil Friese (*Park Board Liaison*), Colin Hassenger (*Edgewater Resources*), Marcelle Kunstel (*III, FFC*) and Cale Summer (*Gariup Construction*).

MINUTES

Upon motion made by John Haynes, seconded by Amanda Beutner, the board approved the minutes to the previous meeting.

REPORT FROM HARBORMASTER

Harbormaster Tim Frame reported on the following:

- Labor Day holiday weekend was not as busy as expected.
- Hobie Cat Races
 - Final race of the season; four (4) day event
 - Thirteen (13) participants both Thursday & Friday; twenty-five (25) participants on Saturday & Sunday.
 - Organization is trying to get the national tournaments to Michigan City next year.
- Stanly Security
 - Still waiting on parts to exchange the reader to one that will operate with our existing fob system. Mr. Kelsey was pleased to see the presence of security within the marina.
- Board President Sam Ferguson asked Attorney Zaknoen to begin the bid opening for the 700/800 Dock Electrical & Re-decking Project.

Tabulations were as follows:

The first bid opened was from:

PANGERE CORP.

Gary, Indiana

Base Bid - 4/1/2022 Sub. completion date..... \$1,483,632.00

The second bid opened was from:

LARSON-DANIELSON CONSTRUCTION

La Porte, Indiana

Base Bid - 4/1/2022 Sub. completion date..... \$1,217,242.00

The third bid opened was from:

GARIUP CONSTRUCTION COMPANY

Gary, Indiana

Base Bid - 4/1/2022 Sub. completion date..... \$1,396,500.00

The fourth & final bid opened was from:

TGB UNLIMITED INC.

South Bend, Indiana

Base Bid - 4/1/2022 Sub. completion date..... \$1,696,335.00

Discussion ensued regarding specifics to project; engineering and legal aspects to be reviewed by *Edgewater Resources* and Attorney Zaknoen to see if they meet all specifications.

Upon motion made by Socrates Gray, seconded by Bruce Manner, the board awarded the project bid to *Larson-Danielson* in the amount of one million two-hundred seventeen thousand, two-hundred forty-two (\$1,217,242.00) dollars as presented, pending engineering and legal review.

In regard to the **SPM** bathhouse project, the bid process was amended and delayed until the next meeting on September 27th at which time any bids received will be opened for tabulation.

Mr. Kelsey mentioned that in looking at the **MCPA** Master Plan it had cited an expansion of slips at Sprague Pointe Marina and if in fact there is no immediate intention to do so, is a proposed new bathhouse expansion cost effective for an area that does not generate much revenue. Mr. Manner expressed the boards desire to improve some of the infrastructure.

REPORT FROM ASSISTANT HARBORMASTER

Assistant Harbormaster of Administration Mary Ann Pawlicke reported on the following:

- Reviewed the 2021 Occupancy/Revenue Report.
- Making preparations for winter storage and haul-outs.

COMMITTEE REPORTS

1. On behalf of the **Budget and Financial Oversight Committee**, Socrates Gray reviewed the claims dockets to be paid:
 - **MCPA** Payment register = \$ 154,766.34
 - **MCPA EFT** register = n/a
 - **MCPA** Capital Improvements = n/a

Upon motion made by Socrates Gray, seconded by Amanda Beutner, the board unanimously approved all bills to be paid; total docket in the amount of \$154,766.34 as presented.

2. On behalf of the ***Claims and Insurance Committee***, John Haynes had nothing to report.
3. On behalf of the ***Port Operations, Personnel and Marina Policy Committee***, Sam Ferguson had nothing to report.
4. On behalf of the ***Boater Communications and Special Events Committee***, Dan Messina had nothing to report. He did speak with new boaters throughout the marina who have expressed their pleasure in Washington Park; Mr. Messina will put together a report to show reasons for boater relocation to Michigan City.
5. On behalf of the ***Master Planning and Special Projects Committee***, Bruce Manner had nothing to report.
6. On behalf of the ***Advertising and Public Relations Committee***, Amanda Beutner informed the board the committee decided to table the advertising idea presented in previous meetings.

REPORT FROM ATTORNEY

Attorney Zaknoen reported on the following:

- Board Member Conflict of Interest
 - Attorney Zaknoen explained that as three (3) board members are current slip holders and two (2) have family members with boats and or license agreements with the **MCPA**, any action taken by the board could be taken as a conflict of interest. As such, the state statute declares we do not have a quorum of members who can feasibly vote to increase rates as a member cannot be perceived to have an agenda.
 - Due to a State legislature that provides a provision, the **MCPA** Board can simply decide to change the current conflict of interest statement so that an adult child of a boater/licensee may be excluded from the original clause.

Upon discussion, attorney Zaknoen informed the board he would write up a provision to the Conflict-of-Interest clause and present it during the next meeting.

GUEST COMMENTS

Mr. Fisher (*800 dock slip holder*) expressed his concerns over a particular dock neighbor that has an aggressive pit bull that is causing much strife; he went on to explain the issues that have arose over the last couple of months. In addition, although these concerns were reported verbally and via email, it appears as though nothing has been addressed to satisfy the matter which has since escalated. As the situation has become a matter of safety for him and his family, passersby, and other pets, and as he feels the dog owner in question is unconcerned and has not handled the problem, Mr. Fisher would like to see drastic measures taken by the board to relieve the marina of this troublesome situation.

Harbormaster Frame explained various issues that the office staff had pertaining to lack of information early on that prevented them knowing who in fact was the culprit; since then, the harbormaster has spoke with the slip holder who has expressed an interest in removing the dog from the marina and relocating to another dock. The complainant however felt that it had moved beyond the scope of relocation within the marina.

The board discussed policy with Attorney Zaknoen and with the facts presented, a decision was made to revoke the slip holder in question.

Upon motion made by Amanda Beutner, seconded by John Haynes, the board unanimously approved to revoke the slip license agreement of the slip holder referenced, effective immediately.

Mr. Cooper thanked the board for their sponsorship of the Junior Sail Program and its ongoing success. The adult session has concluded for the season.

OLD BUSINESS

There was no old business to discuss during this meeting.

NEW BUSINESS

There was no new business to discuss during this meeting.

ADJOURNMENT

Upon motion made by John Haynes, seconded by Amanda Beutner, the board adjourned the meeting at 6:27 p.m.

Accepted by: _____
Tim Frame, Harbormaster

Respectfully submitted, _____
Dan Messina, Board Secretary

Approved On: _____

By: _____
Sam Ferguson, Board President

There were no attachments for this meeting
Minutes prepared by Kristen N. Winkelstern