

**MICHIGAN CITY PORT AUTHORITY  
Board of Directors Meeting Minutes**

**January 13, 2025**

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

**ATTENDANCE**

President Socrates Gray presided. Board members in attendance included Chris Cipares, Sam Ferguson, Bruce Manner, Dan Messina. Board members John Haynes and Kim Sliwa were absent. Harbormaster Tim Frame, Assistant Harbormaster Mary Ann Pawlicke and Attorney Joe Zaknoen were also in attendance for the meeting.

**GUESTS IN ATTENDANCE**

There were no guests in attendance at the meeting.

**MINUTES**

- Motion by Bruce Manner, seconded by Sam Ferguson to approve the minutes of the December 16, 2024 meeting. Motion passed unanimously.

**COMMENTS FROM THE PUBLIC**

- There were no comments from the public.

**REPORT FROM HARBORMASTER**

Harbormaster Tim Frame reported on the following:

- The Christmas Lights were turned off and all the displays have been removed.
- The crew is now focusing on the winter projects such as overhauling the small barge and making repairs in the maintenance building bathrooms.

**REPORT FROM ASSISTANT HARBORMASTER OF ADMINISTRATION**

- Mary Ann Pawlicke reported that the staff is busy collecting the first half of the Slip Rental fees that were due January 15<sup>th</sup> in person or over the phone.
- She shared that the Conflict-of-Interest paperwork has been collected and also distributed the 2025 Meeting Schedule to the Board members.

**COMMITTEE REPORTS**

***Budget and Financial Oversight Committee***

- Sam Ferguson reported that he reviewed the draft of the 2024 Year End financial and things look in order. When the report is finalized, he will share with the Board at an upcoming meeting.
- Sam Ferguson reviewed the Claims Docket prepared for January 13, 2025.

Port Authority	\$	\$105,428.39
Capital	\$	0.00
<b>Total</b>	<b>\$</b>	<b>\$105,428.39</b>
- Motion by Sam Ferguson, seconded by Chris Cipares to pay all bills as presented. Motion passed unanimously.

***Claims and Insurance Committee***

- There was no report from the committee at this time.

**Port Operations & Personnel & Marina Policy**

- Socrates reported that operations are slow during the winter and asked the Attorney to get the Request for Bid solicited for the Base Camp 2025 Summer Season.

**Boater Communications and Special Events Committee**

- There was no report from the committee at this time.

**Master Planning and Special Projects Committee**

- There was no report from the committee at this time.

**Advertising and Public Relations Committee**

- Chris Cipares inquired on the status of the request to the Insurance Agent regarding information on different policy deductibles. Socrates confirmed no information has been presented to date.

**REPORT FROM THE ATTORNEY**

- Attorney Zaknoen reported that the Yacht Club Holdings Group LLC has made payment on the rental arrears.
- In regards to entering into a new lease for the Yacht Club, Mr. Zaknoen is proposing the Board consider drafting a Terminable Lease written with a time frame for the Yacht Club Holdings Group to respond. Another item for consideration for drafting the lease is establishing the Rental Value based on current market conditions.
- Motion by Bruce Manner, seconded by Christ Cipares to allow Mr. Zaknoen to prepare a 30-Day Terminable Lease to be drafted and presented to the Yacht Club Holdings Group LLC subject to review by the Board. Motion passed unanimously.

**NEW BUSINESS**

- There was no new business to be discussed.

**OLD BUSINESS**

- There was no old business to be discussed.

**COMMENTS FROM THE PUBLIC**

- There were no comments from the public.

**ADJOURNMENT**

Motion by Chris Cipares, seconded by Bruce Manner to adjourn the meeting at 5:17 p.m.

Accepted by: Tim Frame  
Tim Frame, Harbormaster

Respectfully submitted, Dan Messina  
Dan Messina, Board Secretary

Approved On: 1-27-2025  
By: Socrates Gray  
Socrates Gray, Board President