

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

February 10, 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, and Kim Sliwa. Absent members were John Haynes and Dan Messina. Harbormaster Tim Frame, Assistant Harbormaster Mary Ann Pawlicke and Attorney Joe Zaknoen were also in attendance for the meeting.

GUESTS IN ATTENDANCE

Vic Tieri, Harbor Country Adventures; Scott Meland; Scott Kingpan, South Shore Sailing School; Tim Glidden, MC Parks & Recreation Board Liaison; Lynn Duttlinger, South Shore Sailing School.

MINUTES

- Motion by Kim Sliwa, seconded by Sam Ferguson to approve the minutes of the January 27, 2025 meeting. Motion passed unanimously.

COMMENTS FROM THE PUBLIC

- Scott Kingpan, President of the South Shore Sailing school thanked the Board for their support over the years for the sailing school. He shared that the school is closely watching the sale of the Yacht Club as their operation utilizes the Pavillion area for their operations and asks for the Board's consideration when contemplating any changes in the use of the Pavillion area.
- Vic Tieri, Owner, Harbor Country Adventures, shared with the Board some of the challenges in regards to visiting boats parking along the wall from the Coast Guard to the turn in the channel. Vic also discussed the parking of boats adjacent to the Millenium Plaza where he hosts a Summer Concert Series. He suggested the Board look into a software management system to capture potential parking revenue lost to transient boaters parking along the wall at no charge. Scott Meland was present and expressed support for system Vic recommended that the Board review for collecting parking fees.

REPORT FROM HARBORMASTER

Harbormaster Tim Frame reported on the following:

- The crew replaced the flooring in the guard shack. They will be redoing the trim before painting the structure when the temperatures warm up. Roof replacement will also be scheduled soon.
- Smaller winter projects include building new anchors for the buoys and assembling the new grills for the marina area.
- The King Company Barge parked under the bridge is to help crews do structural work required on the bridge. Project expected to be completed by Mid March.

REPORT FROM ASSISTANT HARBORMASTER OF ADMINISTRATION

- Mary Ann Pawlicke reported that the last billings for the 2025 boating season will be sent out next week.

COMMITTEE REPORTS

Budget and Financial Oversight Committee

- Sam Ferguson reviewed the Claims Docket prepared for February 10, 2025.

Port Authority	\$	\$19,205.66
Capital	\$	0.00

Total \$ \$19,205.66

- 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 they will begin to hire seasonal employees for the 2025 season. Many previous season employees are expected to return.

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

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

REPORT FROM THE ATTORNEY

- Mr. Zaknoen shared that he worked with staff on the Bid Package for the Base Camp 2025 season and it will be ready to send out next week. He expects to receive bids in time for review at the March 3rd meeting.
- A copy of the Consent to Assignment and Assumption Agreement was sent to both the Yacht Clubhouse Holdings Group and the Michigan City Yacht Club.
- Attorney Zaknoen shared that a copy of the proposed Agreement/Lease without a proposed fee was sent to the new Attorney for the Yacht Club Holdings Group LLC. He also reached out to Clarence Hulse at the Economic Development Commission to help with establishing a Fair Market Value rental fee. If there are no recommendations from him, the second alternative would be to increase the fee based on the CPI rate.

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 Kim Sliwa, seconded by Chris Cipares to adjourn the meeting at 5:32 p.m.

Accepted by: 
Tim Frame, Harbormaster

Respectfully submitted, 
Dan Messina, Board Secretary

Approved On: 2-24-25

By: 
Socrates Gray, Board President