

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

September 14, 2026

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, Charlie Krause, Bruce Manner, Kim Sliwa, 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

- Tim Glidden, MC Park Board; Mike Cooper, slip 450; Lynn Duttlinger, South Shore Sailing School; Bill Stoll, slip holder.

MINUTES

- Motion by Kim Sliwa, seconded by Bruce Manner to approve the minutes of the August 17, 2026, meeting. Motion approved unanimously.

COMMENTS FROM THE PUBLIC

- There were no comments from the public.

REPORT FROM HARBORMASTER

Harbormaster Tim Frame reported on the following:

- Lighthouse Repair - The U.S. Army Corps of Engineers continues repair work on the north side of the lighthouse. Sheet piling has been installed on three sides, and gravel backfilling has begun. The project remains on schedule for completion by the end of September.
- Breakwater Stone Project - A separate project is scheduled for the first week of October. Approximately 1,300 tons of stone will be added to the outer breakwater to fill in areas where stone is currently missing.
- Final seasonal pump out at the marina will be this week. Following the final pump-out, crews plan to collect the buoys along the shoreline on the next suitable weather day.
- Wilderness Inquiry Program - Wilderness Inquiry is in town this week working with local schoolchildren. Activities include educational stations at Hansen Park and canoe trips on the upper portion of Trail Creek to explore nature and the environment.

REPORT FROM ASSISTANT HARBORMASTER OF ADMINISTRATION

Assistant Harbormaster Mary Ann Pawlicke reported on the following:

- Winter Storage - Winter storage preparations are underway, with storage going out this week and appointments being scheduled for boat owners calling in.
- Looper Traffic - Loopers continue to visit the harbor, although they are not staying as long as they did last year.

COMMITTEE REPORTS

Budget and Financial Oversight Committee

- Chris Cipares reviewed the Claims Docket prepared for September 14, 2026.

Port Authority	\$	\$180,282.67
Capital	\$	0.00
Total	\$	\$180,282.67

- Motion by Chris Cipares, seconded by Sam Ferguson to pay all bills for September 14, 2026, as presented. Motion approved unanimously.

Claims and Insurance Committee

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

Port Operations & Personnel & Marina Policy

- Socrates Gray reported that personnel stayed in place throughout the season. One employee briefly left but returned early in the season. Overall, staff remained consistent and unchanged.

Boater Communications and Special Events Committee

- Dan Messina reported that since receiving the Port Authority's \$1,000 donation toward hatchery equipment, the Coho Club has raised more than \$17,000. The State has indicated it is willing to provide matching funds to help the club reach its \$35,000 fundraising goal needed for the hatchery fish pump and related equipment. The matching funds are not yet guaranteed but are considered a high priority.

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

- Attorney Zaknoen gave an update of the declaratory judgement involving the Port Authority and the Yacht Club. Judge Stalbrink has recused himself from the case, apparently due to a potential conflict of interest involving his spouse, the City Attorney. Both parties agreed to have retired Judge Bergerson serve as the special judge. The court approved the appointment, and they are now awaiting Judge Bergerson's acceptance. The Yacht Club's attorney suggested that representatives from both boards meet to see if the dispute can be resolved through discussion. Any settlement discussions would be confidential and generally not admissible in court.
- The Yacht Club filed its answer and a counterclaim. The primary disagreement concerns the use of the subject parking area. Attorney Zaknoen will review and provide appropriate response.
- A slipholder on the 700-dock reported allegedly very loud music early Sunday morning, August 23. Management was notified, and the complaint was formally documented. The reporting slipholder was interviewed and provided a statement. The individual who is alleged to have been playing loud music will also be interviewed. Attorney Zaknoen will prepare a report for the Board to review and determine whether any action is appropriate.
- Mr. Zaknoen and Mr. Cipares met with representatives of the Sailing School about their proposal to make substantive improvements to the pavilion using potential grant funds. A copy of the proposal was presented to the Board for review. Mr. Zaknoen introduced Lynn Duttlinger, treasurer of the South Shore Sailing School. The Southshore Sailing School presented preliminary ideas for improving the pavilion and emphasized its desire to work collaboratively with the Port Authority and other users. The school received a \$15,000 Cleveland-Cliffs grant, which it hopes to use primarily to relocate/replace the existing lockers and repair the leaking kitchen roof. Other potential improvements include lighting, ceiling fans, electrical upgrades, accessibility, drainage, and general facility improvements. These ideas are for discussion only and will require further review, funding, and approval. A committee of Socrates Gray, Chris Cipares and Bruce Manner will work with the Sailing School to schedule a meeting to collaborate on the pavilion's improvements.
- Mr. Zaknoen addressed the memorandum to the Board regarding a claim by a slip holder who had a boat in winter storage. The memo states that a slip holder's boat was not properly winterized, resulting in significant engine damage. The insurer has offered compensation based on an appraisal. After discussion, the Board moved to also reimburse the winterization fee (\$167.76), engine analysis/repairs (approximately \$446.57), and 2026 summer storage fees (\$1,730). Other requested damages, such as insurance costs and loss of use, were not recommended. Any additional payment would be intended as a goodwill settlement with full release and would not establish a precedent.

- Mr. Zaknoen introduced the slipholder for his remarks. Bill Stoll addressed the Board regarding the damage to his boat caused by the winterization issue. He acknowledged that mistakes happen but expressed frustration over losing use of his boat for the entire summer and the time and expense involved in resolving the situation. He requested reimbursement for the winterization service, winter storage, and summer storage since the boat was damaged and remained unusable. He emphasized that the situation was not his fault and asked the Board to consider the additional expenses he has incurred.
 - Motion by Chris Cipares, seconded by Sam Ferguson to offer the slip holder \$3,144.33 as a good will gesture for his inconvenience. Roll call vote: Bruce Manner, Aye; Kim Sliwa, Aye; Dan Messina, Aye; Charlie Krause, Aye; Chris Cipares, Aye; Sam Ferguson, Aye; Socrates Gray, Aye. Motion passed.

OLD BUSINESS

- Marina Clock - Dan Messina reported on review of the marina clock done by himself, Charlie Krause, and Kim Sliwa recently. All four exterior clocks are now nonfunctional, and the original manufacturer could not be identified. The group discussed repairing, replacing, or leaving the existing clocks in place temporarily. Previous estimates were approximately \$15,000 to repair or \$24,000 to replace all four. A new 24-inch clock costing about \$110 was purchased as a test. However, it runs on a single battery, making it impractical for long-term outdoor use. An electrician will be contacted to determine whether the clocks can be converted from battery-powered to 110-volt electric power.

NEW BUSINESS

- There was no new business to be discussed.

COMMENTS FROM THE PUBLIC

- There were no comments from the public.

ADJOURNMENT

Motion by Chris Cipares, seconded by Kim Sliwa to adjourn the meeting at 6:50 p.m. Motion passed unanimously.

Accepted by:



Tim Frame, Harbormaster

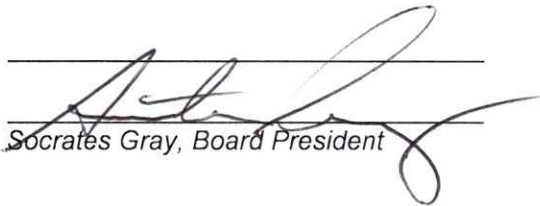
Respectfully submitted,



Dan Messina, Board Secretary

Approved On: _____

By: _____



Socrates Gray, Board President