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

**September 28, 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*

## *MINUTES*

- Motion by Bruce Manner, seconded by Dan Messina to approve the minutes of the September 14, 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 - All sheet piling has been installed, and the armor stone removed during installation has been replaced. Reinforcing materials have been installed inside the sheet piling. Because the new sheet piling sits 2–3 feet outside the existing concrete structure, the void between the two has been filled with approximately 700 tons of gravel. The next steps are to pump grout into the filled area and install a new concrete cap along the top of the structure. Two project meetings are scheduled to discuss current progress and the process for completing the grouting and concrete work.
- Breakwater Stone Project - Another contractor is scheduled to bring approximately 1,300 tons of stone on two barges from Wisconsin for the U.S. Army Corps of Engineers' outer breakwater project. The barges are expected to leave Wisconsin later this week and arrive in the area around Sunday. Some overlap between the lighthouse and breakwater projects is expected, resulting in increased barge activity in the harbor. Coordination between the contractors is expected to minimize conflicts with other harbor traffic.
- Crews continue boat haul-outs for the winter at Trail Creek and winterization work is also underway where possible.

## *REPORT FROM ASSISTANT HARBORMASTER OF ADMINISTRATION*

Assistant Harbormaster Mary Ann Pawlicke reported on the following:

- The next meeting is scheduled for next Monday, October 5th, due to the Labor Day holiday affecting the regular meeting schedule.
- Winter storage invoices have been mailed to customers, and the staff is continuing to accept appointments for winter storage.

## *COMMITTEE REPORTS*

### *Budget and Financial Oversight Committee*

- Chris Cipares reviewed the Claims Docket prepared for September 28, 2026.

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|---|---|---|
| Port Authority | $ | $93,584.53 |
| Capital | $ | 0.00 |
| **Total** | **$** | **$93,584.53** |

- Motion by Chris Cipares, seconded by Bruce Manner to pay all bills for September 28, 2026, as presented. Motion approved unanimously.
- A $414,000 CD matured earlier this month and the funds became available. Mary Ann Pawlicke researched current CD renewal rates from several financial institutions:
    - **Centier:** 3.75% for 12 months
    - **First Source:** 4.00% for 15 months
    - **PNC:** 4.17% for 13 months, with an annual return of approximately 4.25%
- Motion by Chris Cipares, seconded by Sam Ferguson, to reinvest the $414,000 into the PNC CD at the 4.25% annual return.

***Claims and Insurance Committee***

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

***Port Operations & Personnel & Marina Policy***

- Socrates Gray reported that the crew will begin the removal of buoys and other seasonal equipment.
- Seasonal staffing is winding down, with operations transitioning primarily to full-time employees.
- The Board is beginning preparations for the upcoming year, including the budget and addressing insurance needs.

***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***

- Attorney Zaknoen reported that the liability matter involving Mr. Stoll has been resolved: advising Mr. Stoll has signed a release, the Port Authority provided its portion of the settlement, and the insurance company has settled the claim for damage to the boat.
- Regarding the Yacht Club matter, the Yacht Club filed a counterclaim, and the Port Authority's Attorney has filed an answer. Further legal steps will be taken outside of the open meeting. The Court has not yet determined whether Judge Bergerson has accepted the special appointment in the case. The Yacht Club's Attorney previously proposed a settlement conference. The Port Authority Attorney is open to scheduling one and will work with Board members and other representatives to find a mutually agreeable date. Any settlement discussions would be confidential and not admissible if the matter proceeds to litigation.
- A slip holder noise complaint remains under review. The Attorney has not yet been able to interview the slip holder involved but expects to do so this week and provide an update at the October 5th meeting.

***OLD BUSINESS***

- Marina Clock - A local electronics company that has previously repaired similar clocks, believes the likely issue is with the motors and gears. The company is researching the original supplier to determine whether replacement motors are still available and will provide pricing for the parts and potential repairs. Converting a new battery-powered clock and converting it to electric is not possible due to the motors required for continuous operation.
    - Motion by Bruce Manner, seconded by Kim Sliwa, to table the matter until more information and pricing are available.

***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 5:18 p.m. Motion passed unanimously.

Accepted by: Tim Frame
*Tim Frame, Harbormaster*

Respectfully submitted, Dan Messina
*Dan Messina, Board Secretary*

Approved On: 10-5-26

By:
*Socrates Gray, Board President*