

VERMILION PORT AUTHORITY MEETING MINUTES

May 14, 2026 – 6:30 p.m.

Roll Call: Peter Corogin, David Miklos, Larry Drouhard, Jonathan Hauck. Absent: Heidi Riddle

Present: Marty Sekeres, Port Operations Manager; Bill Yancar, Assistant Operations Manager, Drew Werley, Council Representative; Melanie Wood, Clerk of Council; Dannin Strittmather, Assistant Clerk of Council.

Meeting video is available on the city website at www.cityofvermilionohio.gov under Meetings and Ordinances.

Peter Corogin, Chairman called the meeting of May 14, 2026, to order at 6:30 p.m. at the Vermilion Municipal Court Complex.

APPROVAL OF MINUTES:

L. Drouhard MOVED; D. Miklos seconded to approve the minutes of April 9, 2026. Roll Call Vote 4 YEAS. MOTION CARRIED.

CORRESPONDENCE/OPEN DISCUSSION:

Nancy Pesec of 924 Vermilion Road presented an updated proposal to the members of the Port Authority which is attached hereto and incorporated herein as a part of the official record of proceedings. P. Corogin read the proposal aloud.

L. Drouhard said he would need some time to consider it and they can discuss it at next month's meeting.

Pamela Dreher of 895 Riverside Drive said she would like to give additional points of consideration of the proposal. The parcel and property she thinks is what they are questioning because they don't own it. P. Corogin confirmed the homeowners do not own the parcel. P. Dreher said then the City owns the property. P. Corogin said it is under the jurisdiction of the Port Authority, and it is their responsibility to manage. P. Dreher asked what they are paying the Port Authority to do for them. P. Corogin said they don't have to pay anything to the Port Authority unless they want to rent the river frontage from the Port Authority. If they choose to do that, then they will have something to pay because the Port Authority is obligated to collect something from the people using public property. P. Dreher said she thinks this is confusing because they just moved in 2018 and when she heard about it, she wanted to know the purpose behind the whole thing. She asked if it is just the four residents in attendance who are being charged the fee. P. Corogin answered anyone who has a lease on Riverside Drive. B. Yancar said they have eight leases out and one rental agreement and all these people are paying for the use of the Port Authority's property. P. Dreher asked if they were being charged for the street and tree lawn access. B. Yancar said they are being charged for the piece of property that is on the river that is the same width as their lot, it has nothing to do with anything else. J. Hauck said they are paying to dock a boat there. P. Dreher said she realizes that and in her mind, it doesn't make sense. Since she has moved in, she has paid \$4,520 to the Port Authority. P. Corogin said she doesn't have to rent the dock space. P. Dreher said that is why she bought the house; to be on the river

and have a boat and have fun. P. Corogin said it is her choice to decide if she wants to rent that space from the Vermilion Port Authority at the rate they are going to establish at some point in time. If they choose not to, the Port Authority understands. They have other docks on the river and that is what they do. P. Dreher said the bottom line is they pay property taxes to the City and to the County and it seems like they are paying double taxation on that property because the Port Authority is getting it from them, and the City is getting it from them, so they are overpaying for that property.

P. Dreher then provided a document to the Port Authority which is attached hereto and incorporated herein as an official part of the record of proceedings.

L. Drouhard MOVED; J. Hauck seconded to table the Riverside Drive Lease discussion. Roll Call Vote 4 YEAS. MOTION CARRIED.

FINANCIAL REVIEW:

Bill Yancar, Assistant Port Operations Manager, reported on the Statement of Cash from Revenue and Expense for period ending January 31, 2026. The Port Authority Special Revenue Fund 214 beginning balance totaled \$68,324.99. The following reported by A. Bias indicates the following: Net Revenue YTD - \$3,049.19; Net Expense YTD - \$2,358.63; Unexpended Balance - \$69,015.55; Ending Balance - \$65,776.81.

The Port Authority Capital Fund 411 beginning balance as of January 31, 2026, was \$30,234.71. The following reported by A. Bias indicates the following: Net Revenue YTD - \$0.00; Net Expense YTD - \$0.00; Unexpended Balance - \$30,234.71; Ending Balance - \$30,234.71.

The Dredge Grant Fund beginning balance of January 31, 2026, was \$404.99, which stayed the same.

B. Yancar reported that the cash position YTD is \$51,648.10 and it compares similarly to 2024. He stated they track things from a labor standpoint as well and right now even though they have additional labor with bringing Marty on and his training and more maintenance than normal when opening the marinas; they are about \$2,000 over last year which is understandable and they will continue to manage and bring it back into line to meet their overall budget of \$100,000. As far as overall expenses go (including labor), they are about \$10,000 over last year and that is because they did \$5,000 for the parking lot lights and some other things like paint, signage and the grass.

P. Corogin said the reports are consistent every month and the forms are easy to read and he thinks all of them take the time to read up on them prior to the meeting and thanked B. Yancar for the report.

ACTIVITY REPORT:

B. Yancar reported on the Vermilion Port Authority Activity Report as follows:

Waterworks Marina: No Report.

McGarvey's Landing:

B. Yancar said he mentioned signage at McGarvey's, and they decided as long as they remain symmetrical in where they put the signage, everyone agreed it will be the proper placement.

South Street Ramp:

B. Yancar reported that they are having a continuous problem with their computers if you remember the discussion about the fiber at their office; they are down to one fiber line. IT has been very good with them in looking at all the software to see if that is a part of the problem and it does not appear that it is the software; it seems like it is more of the hardware. IT put in a new switch; the old switch was 30 years old so he will follow up with a letter to the Mayor and Finance Director to try to appeal to them that they need the fiber line to be corrected. If the fiber line finally fails, he has no communication with the computers. A suggestion was made that may be more economical not to do fiber but to do a wireless connection and they are acceptable to that.

J. Hauck asked if it was a possibility to use the wireless connection at the wastewater plant or to hardwire a connection from there. B. Yancar said it is a new thing and Rich from IT has been working with them and he is the one who made the suggestion that fiber may be unrealistic. The Port Authority is not picking up the tab; the City has already agreed that whatever they need to make that connection to the main frame will be on them. The Port Authority is not being picky; they will take any alternative that keeps them operational.

Clarion Drive: No Report.

Exchange Street:

B. Yancar said they had some initial conversations about the boardwalk replacement which have been tabled internally because new thoughts are going into it. They talked about putting in new electric and new sidewalks, but some Parks Board members and other local people have gotten involved and have ideas how they want to develop Exchange Street. In the meantime, he had their electrician go through the electrical system, and he cleaned it up and has it fully functional. Exchange is open, fully functional with water and electric and they won't do anything until they find out what the Parks Department is going to do.

Events: No Report.

Miscellaneous Financial:

B. Yancar said they have not received the funds from the grant yet. When they last talked about Merco Marine, they pointed out a flaw in the design of the dock and trying to get back with Merco was like pulling teeth; they didn't understand the concept, and they are located in West Virginia. A company named Gabel Welding & Minderman Marine was recommended to them and they are who built Chez Francois' docks and were highly recommended by a local marina. P. Corogin asked where they were located. B. Yancar answered Port Clinton. B. Yancar said the team went out and visited and their construction is every bit as sound as what they saw with Merco. They have already been using the exact same attachment method through bulk heads as the Port Authority currently uses. Everything from the 6-inch channel to the half-inch protrusion they put their pins through. Everything is identical to the way they want it and what they were trying to get out of Merco. They are totally sold on Gabel plus they are local and they can visit with them, and delivery is free.

P. Corogin asked what the next step would be. B. Yancar answered they are getting their final distances to commit to a piece of paper and they will order. They are going to order three docks, and they will have a surplus of the \$30,000 left over. He thinks it will be closer to \$26,000-\$28,000 for three new docks. All three docks will be 35-foot docks which will be 3 feet wide. They will have the manmade surfaces on them. P. Corogin asked which direction they would start. B.

Yancar answered they are going to start at Chez with docks #1 and #2 and #9 and #10 which were rebuilt. The rebuilt docks came out so fantastic that they will be durable for a long period of time. They will be replacements for some of the docks that are starting to fail that they haven't done anything with. The money they invested in those docks can be considered well spent. They spent a little additional but only because they modified how the docks would be restored; they are going with metal straps with welded bolts, and they can change their own floats now.

B. Yancar said the Chase group comes in periodically to donate hours and they were in today. They had 10 people for half of the day and they had them clean up South Street and complete the mulching in conjunction with Marc from the Parks Department.

OLD/NEW BUSINESS:

P. Corogin said they had been monitoring the Sandusky Bay, and it has been frustrating not to get information from them on the lease rental payments. Tim McNeal has been doing a nice job in getting in touch with Peter and the tenant and he has copies of the rental income each year by month except for the last four months in 2025 because they don't have those numbers yet. As they thought, they did not owe the Port Authority any money, but they now have it confirmed. The current tenant Quaker Steak is still only obligated until October of this year and that is where it stands.

Mayor Owens said he thought there would be some discussion on loose debris in the river and who is responsible. B. Yancar presented the Port Authority and Mayor with their findings of what local communities do. B. Yancar said they had discussed the findings with Marc from the Parks Department, and they are in complete agreement with his findings that neither of the two surrounding cities takes any additional expenses or resources to deal with debris or logs. If you get something blocking your particular dock, you take care of it and that is what the Port Authority has been doing. After Bill left, they pretty much got out of policing the river and they don't have the resources to do it anyways.

Mayor Owens said the City has been asked what their position is; they had a log bloom by the old Bulan Marina earlier this year and it was quite large. If the City were to get involved in breaking it up; any damage from breaking it up down the river then falls on the City. Earlier this year there was a tree that washed up on the boat ramp and that is a different situation. He decided to call a tree company in to get rid of the tree and unblock the ramp because it was on land he felt it was the City's responsibility to take care of it. The liability issue is the big issue, and they don't want to get involved in doing something that is going to add a liability. There are people on City Council who believe the City might be responsible in the case of a log, if not taken out, might damage a boat or dock and who is responsible. The City is not responsible because of the liability. It doesn't necessarily resolve the problem, but they looked at Sandusky, Huron, and Lorain.

B. Yancar said that report is what they developed when it was requested and they passed it on to the responsible people. Mayor Owens said he doesn't want it to be implied that they are not concerned about the seriousness of logs in the river; they are but they are limited to what they can actually do. He thinks it is a reasonable expectation from boaters to ask about the logs but again they don't have the manpower or the resources to tackle it and he hopes the citizens and people who use the river understand that.

D. Miklos asked if their position is going to align with the surrounding communities. P. Corogin answered yes, unless they have some other solution that comes up.

ADJOURNMENT:

Chairperson Peter Corogin adjourned the meeting upon no further discussion.

Next Meeting:

Thursday, June 11, 2026 – 6:30 p.m.
@ Vermilion Municipal Court Complex, 687 Decatur Street, Vermilion, Oh.

Transcribed by: Melanie Wood, Clerk of Council 5/19/2026.

ADDITIONAL POINTS & CONSIDERATIONS:

1. The parcel/property is owned by the City of Vermilion
 - a. What exactly are we paying the Port Authority for?
 - i. The Port Authority is not providing any service, accommodation, maintenance or operational support
 - ii. Are we being charged for street access?
 - iii. Are we being charged for "tree lawn" access?
 - b. Examples of city & property use and access
 - i. Tree lawns are owned by the city
 1. No lease is required for mailboxes
 2. No lease is required for trash pick-up
 3. No toll or fee is charged for pedestrian, dog, or parking use
 - ii. Streets are owned by the city
 1. No toll or fee is charged for vehicles, pedestrians, bicyclists, or other public use
 2. The city is, however, responsible for maintaining the streets
2. Property taxes are already paid to support city operations & maintenance
 - a. The existing lease is above and beyond property tax
 - i. This effectively creates a form of double taxation on city-owned property

PORT AUTHORITY MEETING

May 14, 2026

RESIDENTS:

Bill McCarthy
Debbie Nagy
Nancy Pesek
Pam Dreher

AGENDA:

In response to your request from initial meeting on April 09, 2026, (4) Riverside Drive residents have reached a consensus regarding the existing lease agreement for the adjacent property which provides access to the Vermilion River and the homeowner's private docks.

PROPOSAL:

Residents agree to the following terms:

1. Termination of existing lease and agreement is established that appeases all parties (Port Authority Members & Riverside Drive Residents).
2. No fee shall be imposed for use of the adjacent property for access to residents' private docks located on the Vermilion River.
3. The residents shall be solely responsible for the maintenance and upkeep of the property.
4. If any dredging is needed, the residents shall be responsible for covering the associated costs.
5. Residents who elect to have docks for personal use shall be responsible for their maintenance.

We respectfully request that these terms be given serious consideration. A lease is no longer necessary, as only a small number of residents are affected by the original agreement along the shallow edge of the Vermilion River.

Port Authority Members, thank you for your time and consideration.

Sincerely,




