

**HAMMOND PORT AUTHORITY  
BOARD OF DIRECTORS  
MINUTES OF REGULAR MEETING  
MARCH 19, 2024  
hammondportauthority.com**

**Members Present**

Kristin Cantrell	Chairman
Rosemary Wojdyla	Vice Chairman
Diane Kaminsky	Member
Eva Huerta	Member

**Members Absent**

Thomas E. Kuhn	Secretary/Treasurer
----------------	---------------------

**Hammond Port Authority Personnel Present**

Niko Sullivan	Interim Port Authority Director
Julia Pustek	Finance Director
Jamie Huck	Marina Director
Ashley Gordish	Bookkeeper and Board Recording Secretary
Steve Sersic	Attorney- Smith Sersic
Kevin Smith	Attorney- Smith Sersic

**Others Present**

Milan Kruszynski	Hammond Sanitary District
Chief Jeff Smith	Hammond Fire Department

**Call to Order and Roll Call**

The March 19, 2024 meeting of the Hammond Port Authority Board of Directors was called to order by Chairman Cantrell at 4:34pm. Chairman Cantrell, Vice Chairman Wojdyla, Member Kaminsky, and Member Huerta are present and in person. Secretary/Treasurer Kuhn is absent.

**Chairman Cantrell called for the approval of minutes.**

R. Wojdyla made a motion to approve the minutes of March 5, 2024 as presented. D. Kaminsky seconded the motion.

Discussion: None.

Yes: D. Kaminsky, R. Wojdyla, K. Cantrell

Abstain: E. Huerta

No: None.

Motion passes, 3 approve and 1 abstain.

**Chairman Cantrell called for the Director’s Report.**

Interim Port Authority Director N. Sullivan reported on the following:

At the marina, the bubblers continue to be removed from under the docks. Fireboxes have been painted and almost all of them have been reinstalled with new wood underneath. The signage around the marina is being updated. The Ship Store will be opening in mid-April for pop and chips. Launch is about a month away, and the dates are April 26<sup>th</sup>, 27<sup>th</sup>, and 28. Last year on March 28, 2023, we had 322 boaters with 23 new boaters and 18 I-dock slips. As of today, there are 313 boaters with 34 new boaters and 24 I-dock slips. As a reminder, we are now hiring for seasonal and part time positions. The Lost Marsh Golf Course staff is busily preparing to open the course next week, however it is weather permitting. Larry, the Course Superintendent, will be monitoring the weather and 10 day forecast. The predictions are chilly and rain/snow, but no matter what the course will be ready! Lost Marsh also had a new water tank installed yesterday. At Wolf Lake, Wolf Lake Memorial Park, Forsythe & Amoco Parks, Pavilion, Splash Pad, Conservatory, and Trails the concrete is being repaired behind the Pavilion stage. This repair work was supposed to start two weeks ago. Spring cleanup continues in all the grassy areas throughout the Port park system and roadways.

**Chairman Cantrell presented the Chairman’s Report.**

The Executive Session of the Hammond Port Authority of March 19, 2024 began at 4:00p.m., Chairman Cantrell, Vice Chairman Wojdyla, Member Kaminsky, and Member Huerta are present. Secretary/Treasurer Kuhn is absent. Four members are present and in person, and one member is absent. The subject matter considered were matters for the discussion of strategy with respect to:

1. Contractual Concerns
2. Initiation or Pending litigation
3. Personnel matters

Pursuant to IC 5-14-1.5-6.1(b) (2) (B), (D), (9). The Board certifies that no subject matter was discussed in the executive session other than the subject matter specified in the public notice.

**Chairman Cantrell called for the Construction Projects Update.**

M. Kruszynski reported on the following:

Clark Athletic Fields Development Infrastructure- This project continues to make great progress.

Fire Station #2- This project continues to make great progress.

Marina Administrative Offices/Clipper Room and Boater Facilities Building New Roof- The quotes have been received. It is anticipated that the board will make a recommendation at this board meeting, and the work should be beginning soon.

Fuel Dock Underground Storage Tank Update- J. Huck reported that there is a possibility that the tanks can be relined. 3 of our tanks are 30 years old, while the 4<sup>th</sup> tank is only 28 years old. Because of this, we may have to reevaluate how to go about the IDEM reimbursement program. Ideally, we will still replace the tanks in the fall once the season concludes.

N-Dock Update- Smith Sersic let the Board know that the specs for the bid are about 60% complete. D. Button will comment and give some information regarding adding the specs with pilings.

McDermott Way at Casino Center Drive Update- Milestone has been out taking some measurements.

**Chairman Cantrell called for Old Business.**

There was no old business to discuss.

**Chairman Cantrell called for New Business.**

E. Huerta made a motion to approve the Emerald Green Facility Use Agreement One Month Extension. D. Kaminsky seconded the motion.

Discussion: E. Huerta added that this extension is valid March 31, 2024 through April 30, 2024. This is so negotiations can continue and a new agreement, agreed to by both parties, can be reached.

Yes: E. Huerta, D. Kaminsky, R. Wojdyla, K. Cantrell

No: None.

Motion passes, 4 approve.

E. Huerta made a motion for Authorization to Proceed and Procure Quotes for a New Dump Truck for Lost Marsh Golf Course. D. Kaminsky seconded the motion.

Discussion: None.

Yes: E. Huerta, D. Kaminsky, R. Wojdyla, K. Cantrell

No: None.

Motion passes, 4 approve.

D. Kaminsky made a motion to Proceed and Enter into an Agreement with Koreillis Roofing in the amount of \$110,076.00 for the removal of the old roofs and installation of new roofs at the Hammond Port Authority Administration Building and 6 Small Structures. R. Wojdyla and E. Huerta seconded the motion.

Discussion: D. Kaminsky added that the lowest quoter was not selected because they did not provide the price per sheeting or the quote sheet, both of which were required. K. Smith added that Koreillis was deemed the lowest most responsive and responsible quoter pursuant to Indiana Code 36-1-12-4.7.

Yes: E. Huerta, D. Kaminsky, R. Wojdyla, K. Cantrell

No: None.

Motion passes, 4 approve.

E. Huerta made a motion to approve the Hammond Yacht Club Facility Use Agreement. D. Kaminsky seconded the motion.

Discussion: E. Huerta added that Hammond Port Authority staff has worked with the current Hammond Yacht Club officers and find them to be a good group to allow use of the facility to extend the use agreement to the end of 2025.

Yes: E. Huerta, D. Kaminsky, R. Wojdyla, K. Cantrell

No: None.

Motion passes, 4 approve.

**Chairman Cantrell called for the approval of Purchase Orders.**

R. Wojdyla made a motion to approve the Purchase Orders as follows:

626 – Marina Operations

628 – Embarkation

630 – Lost Marsh Golf Course

631 – Parks

708 – Payroll

Electronic Transfers

D. Kaminsky seconded the motion.

Discussion: None.

Yes: E. Huerta, D. Kaminsky, R. Wojdyla, K. Cantrell

No: None.

Motion passes, 4 approve.

**Chairman Cantrell called for Public Comment.**

There was no public comment.

**Chairman Cantrell announced the Next Meeting.**

The next regular meeting of the Hammond Port Authority is scheduled for Tuesday, April 2, 2024. These meetings will be held at 701 Casino Center Drive, Hammond, IN 46320. The Board may attend in person or by Zoom with the stipulations adopted in Resolution 21-03 approved by the Board on July 27, 2021. The Executive Session will begin at 4:00p.m, the Construction Meeting will begin at 4:15p.m. and the Regular meeting will begin at 4:30p.m.

**Chairman Cantrell called for a motion to adjourn the meeting.**

R. Wojdyla made a motion to adjourn the meeting. D. Kaminsky seconded the motion.

Discussion: None.

Yes: E. Huerta, D. Kaminsky, R. Wojdyla, K. Cantrell

No: None.

Motion passes, 4 approve.

The March 19, 2024 Board of Directors meeting adjourned at 4:43pm.

## **EXECUTIVE SESSION MEMORANDUM**

The Executive Session of the Hammond Port Authority of March 19, 2024 began at 4:00p.m., Chairman Cantrell, Vice Chairman Wojdyla, Member Kaminsky, and Member Huerta are present. Secretary/Treasurer Kuhn is absent. Four members are present and in person, and one member is absent. The subject matter considered were matters for the discussion of strategy with respect to:

1. Contractual Concerns
2. Initiation or Pending litigation
3. Personnel matters

Pursuant to IC 5-14-1.5-6.1(b) (2) (B), (D), (9). The Board certifies that no subject matter was discussed in the executive session other than the subject matter specified in the public notice.

Board Minutes Prepared By: Ashley Gordish