

**Lake County Ohio Port & Economic Development Authority (LCOPEDA)
Board of Directors Meeting Minutes
Wednesday, January 27, 2021**

Call to Order: Chairman, Art Lindrose called to order the regularly scheduled meeting held in person and virtually in the Lake Erie Conference Room at 3:09 pm with the pledge of allegiance and roll call. Board members in attendance included Bill Martin, John Rampe (Secretary), Wally Siegel, Jim Struna and John Uhran (Vice-Chair). Kevin Freese, Mark Freeman and Nate Hicks attended via Zoom. Mr. Freeman left the meeting at 3:30 pm.

Others: Dave Anderson, Tim Cahill, Patty Fulop, Peter Zahirsky, Brandon Dynes, Faith Andrews and Colin Connors were in attendance. Mark Cane, Celeste Rinehart, John Farwell, and a concerned citizen attended by zoom teleconference.

Approval of Minutes: The members of the board were provided with electronic copies of the minutes from December 16, 2020, January 13, 2021 and January 18, 2021 meetings in advance. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve minutes from December 16, 2020 as presented. The motion was approved with an 8-0 vote, Mr. Freeman abstained. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve minutes from January 13, 2021 as presented. The motion was approved with an 8-0 vote. Mr. Freeman abstained. A motion was made by Mr. Struna and seconded by Mr. Uhran to approve minutes from January 18, 2021 as presented. 5 members abstained leaving a 4-0 vote; the minutes were accepted without a quorum.

Reports and Communications of Officers and Committees:

Chairman's report – Chairman Lindrose thanked Patty, Peter, Dave and Tim for their efforts in the past year with the Covid-19 situation. Other members of the board echoed.

Executive Director's report – Mr. Anderson reported that he had virtual and in-person meetings in the last two weeks with the leaders of 12 Lake County communities to get a better understanding of their goals for the coming year and determining where the Port might be able to help as an accelerator for upcoming projects. The meetings were very productive. Even during the ongoing pandemic, most communities are moving ahead in a very positive way, and the Port can support many of these efforts. He learned coming out of a BRE meeting that there is a company interested in operating in Lake County, but the Fairport Harbor is not deep enough for their tanker and we will be looking into how we can assist. He reached out to Congressman David Joyce and found there is additional depth up to 27 ft. available and will follow through to see if that depth is enough and on a request to deepen to the authorized depth.

Public Comments: Faith Andrews, clerk of courts and her chief of staff, Colin Connors introduced themselves and expressed their intention to be attending meetings on a regular basis. No other public comments.

Economic Development:

Deputy Director of Public Finance & CFO – Mr. Tim Cahill commented that we will be closing out 2020 and have a full financial report at the next regular meeting. On the Public Finance side, Omni Senior Living have a target close date of April 1st and they still have a couple things to get done before we engage, so we hope to move on that one. Don Hart and Tim had a conversation with Marous, developing phase 3 of their Riverwalk project and how we may be able to help them. The talks were good and hopefully we will look to see if there is a financing

option to assist them. Our next BRE roundtable with community leaders and economic development departments will meet virtually on Wed. Feb. 17, 2021 at 10:00 am.

Lake County Executive Airport – Mrs. Fulop reviewed the current and upcoming FAA grants; funds were received to pay for the wetland mitigation and we are ready to move on building in that area. Funding of the design of the a few projects identified in the master plan have been applied for in a 2021 grant pre-application. She informed the board that the construction for those projects designed in 2021 has FAA’s blessing to begin in late 2022. The FAA funding for that construction will be determined more accurately when the design phase is complete. The FAA approved a site along Lost Nation Road to build a corporate hangar, our engineer is designing the best use of the property. We are going to move forward with the purchase of a triangular piece of property in the runway 5 runway protection zone. On the agenda today is a resolution for the Executive Director to execute a services contract with Classic Jet Center and allow the Port to make the appropriate payments to Classic. Mr. Siegel asked about the bid process for this service and Patty explained when it was last bid and expects it to be bid again in two years. Mr. Anderson commented that with the many FAA regulations and employee time demands, the FBO is the logical choice to perform these duties.

Coastal Development – Director Peter Zahirsky reported that at Mentor Harbor Channel the Army Corps is still completing its evaluation no real update. At Stanton Park CT Consultants got the documents revised as necessary and if we advertise the bid package tomorrow, we will be able to open bids on Thursday, Feb. 11. In reference to the TCLI projects; first at Grand River Mr. Zahirsky stated that the AECOM remittance to NOACA is still under review and we will find out about the Fairport application in February. In terms of other projects in Fairport Harbor, there is a resolution on the agenda today for the design and engineering of the Marina project and a resolution on the agenda for a Real Estate Development Services Agreement. We advertised the end of December for Requests for Qualifications; Fairmount Properties was selected for the land side and MSA was selected for the design and engineering. In relation to the Dredge facility, Mr. Zahirsky also noted there is a resolution on the agenda to day for a Services Agreement with Mannik Smith Group to perform Design Services as an owner’s representative for the Grand River Dredge Facility.

Business Retention and Expansion – Mr. Zahirsky updated the board that we have been able to work with our local partners to coordination outreach. We created a common spread sheet to assist in keeping track internally. The Port currently has 4 completed calls with another scheduled this week.

Other Economic Development Business: None

Resolutions and Motions:

- a. **2021-05:** Resolution of the Board of Directors of the Lake County Ohio Port and Economic Development Authority (LCOPEDA) Authorizing the Executive Director to Execute and Deliver a Services Contract for 2021 Maintenance Services at the Lake County Executive Airport and in Accordance with Such Services Contract Authorizing Payments of \$ 126,000.00 for fiscal year 2021. A motion was made by Mr. Siegel and seconded by Mr. Struna to adopt resolution 2021-05. The resolution was approved with an 8-0 vote.
- b. **2021-06:** Resolution of the Board of Directors of the Lake County Ohio Port and Economic Development Authority (LCOPEDA) Authorizing the Executive Director to Negotiate an Agreement for Design and Engineering

Services for a Transient Marina in Fairport Harbor. A motion was made by Mr. Siegel and seconded by Mr. Struna to adopt resolution 2021-06. The motion passed by an 8-0 vote.

c. 2021-07: Resolution of the Board of Directors of the Lake County Ohio Port and Economic Development Authority (LCOPEDA) Authorizing the Executive Director to Negotiate an agreement for Real Estate Development Services for a Transient Marina in Fairport Harbor. A motion was made by Mr. Siegel and seconded by Mr. Struna to adopt resolution 2021-07 The motion passed by an 8-0 vote.

d. 2021-08: Resolution of the Board of Directors of the Lake County Ohio Port and Economic Development Authority (LCOPEDA) Authorizing a Services Agreement with Mannik Smith Group to perform Design Consultation and Owner Representation Services for LCOPEDA in support of the Grand River Dredge Reuse Project Design Phase. A motion was made by Mr. Siegel and seconded by Mr. Struna to adopt resolution 2021-08. The motion passed by an 8-0 vote.

Old Business: None

New Business: None

Board Remarks: None

Executive Session: Chairman Lindrose entertained a motion to go into executive session pursuant to Ohio Revised Code 121.22(G)(1) to consider the purchase/sale of property for a public purpose. A motion was made by Mr. Siegel and seconded by Mr. Struna to enter into executive session at 3:35pm.

Chairman Lindrose requested a roll call vote and the result was Mr. Freese – Aye, Mr. Hicks - Aye, Mr. Lindrose – Aye, Mr. Martin - Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, and Mr. Uhran – Aye. Mr. Freeman had left the meeting. The motion passed with an 8-0 vote.

Chairman Lindrose entertained a motion to return to the public meeting. A motion was made by Mr. Siegel and seconded by Mr. Struna to reconvene the public meeting at 3:44 pm. Chairman Lindrose requested a roll call vote and the result was Mr. Freese – Aye, Mr. Hicks - Aye, Mr. Lindrose – Aye, Mr. Martin - Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, and Mr. Uhran – Aye. The motion passed with an 8-0 vote.

A motion was made by Mr. Siegel and seconded by Mr. Struna to adjourn the public meeting at 3:47 pm. The meeting was adjourned by consensus.