

**Lake County Ohio Port & Economic Development Authority (LCOPEDA)
Board of Directors Meeting Minutes
Wednesday, February 24, 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 3:02 pm with the pledge of allegiance and roll call. Board members in attendance included John Rampe (Secretary), Wally Siegel, and John Uhran (Vice-Chair). Mark Freeman, Nate Hicks, Bill Martin and Jim Struna attended remotely. Kevin Freese joined remotely at 3:14 pm.

Others: Dave Anderson, Tim Cahill, Patty Fulop, Peter Zahirsky, Brandon Dynes were in attendance. Chad Felton, John Plecnik, Jim Sferra and a concerned citizen attended remotely.

Approval of Minutes: The members of the board were provided with electronic copies of the minutes from January 27, 2021 and February 12, 2021 meetings in advance. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve minutes from January 27, 2021 as presented. The motion was approved with a 7-0 vote; Mr. Freeman abstained. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve minutes from February 12, 2021. The motion was approved with an 8-0 vote.

Reports and Communications of Officers and Committees:

Chairman's report – Chairman Lindrose did not have anything this month.

Executive Director's report – Mr. Anderson reported that on the **Dredge Project**, Funding for the design phase is in order, but the funding from the State of Ohio have dried up. We are working with our lobbyist to bring this problem to the attention of our state legislators and explore solutions. **Lake Trail Project** – Lake Metroparks has begun some engineering work on the project and is continuing to negotiate with Kurtz Brothers. These negotiations, however, have slowed somewhat due to Kurtz refocusing their efforts on the question of funding for the Dredge project. **Kennedy Parkway Extension** – We've had a meeting with a developer who is partnering with the Kennedy's on a development plan for their property, which could entail them purchasing the 8 acres of airport property and building the road at their expense. Other plans have been put on hold. **Branding Project** - Our branding project is moving along well. Our consultants are now preparing artwork for two possible names. Mr. Anderson added he will be out of town until March 15th.

Public Comments: There were none.

Economic Development:

Public Finance & Chief Financial Officer – Deputy Director. Tim Cahill passed on that he manages the Tax Incentive Review Council (TIRC) for the commissioners for the Enterprise Zone. He is doing the annual review and a report is due to Columbus at the end of March. Truline Industries' building in Wickliffe is nearly done. They are moving from Chesterland. Wickliffe found the land and we supplied the bond financing. Their plan is to move in around April 1 bringing about 100 jobs to Lake County. Omni Assisted Senior living is slow, but still moving and expects to see an April or May closing with construction in spring. We are continuing talks with Marous Development on their phase 3, Riverwalk project and they hope to break ground July 1. Mr. Cahill expects we have a better than 50/50 chance on providing

financial assistance. Finally, Mr. Cahill stated that we had our BRE Bimonthly roundtable meeting last Wednesday. Community mayors, administrators and economic development professionals attend by Zoom. Team NEO was on the zoom meeting and gave an update on their plans for the year to get local communities connected and partner with them.

On to the financials. Mr. Cahill started with the balance sheet of the Port Authority, he stressed that the positive net income for the Port was largely due to less payroll and fringe benefits due to the Executive Director's position moving to part time, Patrick Mohorcic moving to the county and not needing a finance professional. The other half of this related to COVID issues; we did not have conferences and meetings to travel to and that along with less marketing, postage, and printing and other budget items accounted for the savings. He continued in detail with the figures. He was able to reduce the budget 15% for 2021. Mr. Cahill presented the Balance Sheet and P & L for the Airport. The income remained similar at the airport to last year and the current budget, however due to grant match requirements being eliminated and an FAA operating expense grant given through the Cares Act, the airport also showed a positive net income. He presented the figures in detail. Both budgets have been adjusted for 2021. Mr. Lindrose requested additional information on the airport bond payments and timeline.

Lake County Executive Airport – Mrs. Fulop reported a total white out between 5 & 6 pm on Feb. 16th. A jet was diverted to Cuyahoga County Airport for the first time in the 6 years she has been here. The FBO retrieved the passengers and all was well. Mrs. Fulop reviewed the current and upcoming FAA grants; A new stimulus grant has been offered in the amount of \$ 23K to be used for operating expenses and there is a resolution on today's agenda to accept. We are going to move forward with the purchase of a triangular piece of property in the runway 5 protection zone. On the agenda today is a resolution for the Executive Director to execute a sales/purchase agreement. We have two ODOT grants in process, on the obstruction removal grant, tree cutting is done and ground restoration must wait for spring. The second is for striping the runways which will also wait for spring. FAA approved a site for a corporate hangar. The prospective tenant is very interested and Mrs. Fulop remarked that she would like to get him locked into a lease agreement as soon as possible to create another revenue stream for the airport. Mr. Martin commented that he was at the airport on the 16th of February and witnessed the weather making the runway impossible to use. He mentioned to Mr. Scott Toman that he had a flight the next day at 6 am. Mr. Toman and crew came in about 3 am to get the taxiways and runway ready for Mr. Martin and any other flights needing to get out. Mr Martin wanted to give a shout-out to Scott Toman. He is number one in customer service along with Classic Jet Center and commented that we are in good hands with the FBO. Mr. Rampe and Mr. Uhran had questions on the Palmieri land purchase and Mr. Anderson explained the FAA process for clearing the RPZ. He praised Mr. Dines and Mrs. Fulop for their work on the project.

Coastal Development – Deputy Director, Peter Zahirsky reviewed the updated schedule for the project at Mentor Harbor Channel; the Army Corps recommended plan will go for district approval and then to agency tech review and he expects they will have it done by May. At Stanton Park we requested RFQs on Feb. 1, received them back on Feb. 15 and have scored them. The selection committee chose Quality Control inspections, Inc. (QCI) as the construction engineering firm. They were a unanimous choice as they have extensive experience in waterfront development and similar Lake Erie projects. Peter gave credit to Natalie Conley, the LPA administrator of District 12 and Donald Wittman in project relations.

They are well aware of our deadline to get the trees removed by March 31 and they are really trying to help us keep this moving. In reference to the TCLI projects; first at Grand River Mr. Zahirsky stated that the project was awarded an extension until March 31 and next month we should hear back on the grant for Fairport Harbor. In terms of other projects in Fairport Harbor, we have requested funding with ODNR and it is in process for both design & engineering and capital grant funding. Mr. Anderson earlier updated the board on the dredge project.

Other Economic Development Business: None

Resolutions and Motions:

- a. **2021-10:** Resolution of the Board of Directors of the Lake County Ohio Port and Economic Development Authority (LCOPEDA) Authorizing the Executive Director to Execute and Enter into a Grant Agreement with the United States of America acting through the Federal Aviation Administration (FAA) for the 2021 Coronavirus Response & Relief Supplemental Appropriations Act Grant Program. A motion was made by Mr. Siegel and seconded by Mr. Struna to adopt resolution 2021-10. The resolution was approved with a 9-0 vote.
- b. **2021-11:** Resolution of the Board of Directors of the Lake County Ohio Port and Economic Development Authority (LCOPEDA) Authorizing the Executive Director to Enter into and Execute a Real Estate Purchase Agreement with On the Green Development, LLC for Certain Parcels of Land Located in the City of Willoughby, OH. A motion was made by Mr. Siegel and seconded by Mr. Struna to adopt resolution 2021-11. The resolution was approved with a 9-0 vote.
- c. **2021-12:** Resolution of the Board of Directors of the Lake County Ohio Port and Economic Development Authority (LCOPEDA) Authorizing the Executive Director to Submit Construction Engineering Services Documents to the Ohio Department of Transportation and Enter into a Construction Engineering Services Contract with Quality Control Inspection, Inc. for the LAK-STANTON PARK PID 81829 Project in Madison Township, A motion was made by Mr. Siegel and seconded by Mr. Struna to adopt resolution 2021-12. The resolution was approved with a 9-0 vote.

Old Business: None

New Business: None

Board Remarks: None

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.