

**Lake County Ohio Port & Economic Development Authority (LCOPEDA)
Board of Directors Meeting Minutes
Wednesday, April 28, 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 3:00 pm with the pledge of allegiance and roll call. Board members in attendance included Kevin Freese, Mark Freeman, Nate Hicks, Bill Martin, John Rampe (Secretary), Wally Siegel, Jim Struna and John Uhran (Vice-chair).

Others in attendance: Dave Anderson, Tim Cahill, Patty Fulop, Patrick Mohorcic, Peter Zahirsky, Brandon Dynes Ashley Kirk, Chad Felton and Commissioner, John Hamercheck. Joining us virtually was Jason Ziss and Rick Costello from Kurtz Bros., Inc. and Mark Smoley from Mannik Smith.

Approval of Minutes: The members of the board were provided with electronic copies of the minutes from the March 24, 2021 meeting in advance. A correction in time of adjournment was made and a motion was made by Mr. Siegel and seconded by Mr. Struna to approve minutes from March 24, 2021 as corrected. The motion was approved with a 9-0 vote.

Reports and Communications of Officers and Committees:

Chairman's report – Chairman Lindrose took a moment to congratulate and thank Peter Zahirsky for his hard work and dedication to LCOPEDA and welcomed Patrick Mohorcic back to the Port as Mr. Zahirsky's replacement.

Executive Director's report – Mr. Anderson reported that on the Dredge Project, Brandon Dynes and Mark Smoley have been working on an agreement with Kurtz Bros. Mr. Ziss and Mr. Costello are here from Kurtz Bros and Mr. Smoley from Mannik Smith to answer any questions. A recent meeting with the Army Corp of Engineers revealed that they are not going to dredge this year due to recent changes in Ohio's legislature. Fairport Harbor should be OK this year as it is currently at 24' and 24-26' is the normal. Mr. Anderson also congratulated Peter on his position with team NEO thanking him for the year or so of working together at the Port. He also welcomed Patrick Mohorcic who was working together with Peter to make a seemingly easy transition.

Presentation: Mr. Mark Smoley with Mannik Smith Group made a presentation introducing the process we are going through. He reported that in 2019, LCOPEDA advertised for a RFQ and we selected Mannik Smith Group as the criteria engineer to assist with the Dredge reuse facility. In May of 2020 an RFQ for design and operation of a facility was requested and in June of 2020, Kurtz Bros was qualified and selected. Through a series of negotiations, a scope of work and corresponding fee was determined and we are substantially in agreement to enter into a contract for those services with Kurtz Bros. We have a resolution on the agenda today to negotiate, execute and deliver a contract to Kurtz Bro. Inc. for Design & Engineering Services.

Public Comments: There were none.

Economic Development:

Public Finance & Chief Financial Officer – Deputy Director of Public Finance, Tim Cahill, reported that the annual state audit of the Port will be underway in May and usually continues until September. Mr. Cahill also reported that he had a good update last week with Omni Assisted Senior Living and the project is

moving forward. Marous Bros. have done a tremendous amount of site work just south of I-90. They hope to have final bank approval within two weeks and we can begin to hash out the financial structure and have documents for the June board meeting.

Lake County Executive Airport – Mrs. Fulop reported that she is busy with one state and 3 FAA grants due next week. We have one construction project for taxiway A and two design grants. The design grants are for Rehabilitating runway 5/23 and we are waiting on FAA to concur with also rehabilitating the taxiway connecting the runway and the ramp. The pavement on that taxiway is failing and it would be crucial to have it included in the rehabilitation. The other design grant is for shifting taxiway A near the FBO and for lighting runway 5/23 including REIL, PAPI and taxiway lighting. Again, we are waiting for FAA to concur with adding the taxiway lights and providing a vault. We also have a grant opportunity with ODOT to remove an electrical pole near the corner of Hodgson and Lost Nations Roads and some additional trees at the end of runway 23. There is a resolution on the agenda today to approve the revised document for the ODOT, Office of Aviation grant to reflect the quote received from First Energy. The prospective tenant, MIBEC, LLC is very interested in solidifying his land lease and we are in the process of splitting off the property and finalizing an agreement. The triangular piece of property is now in Mr. Dynes hands to review and get to closing. We received information that another party is interested in developing some of the property along Lost Nation Road and we are waiting to hear his proposal. Mr. Martin is interested in looking at some engineered renderings of the balance of the area. Mrs. Fulop reported that there is a piece of pavement that needs repairs and is not eligible for FAA funding. Mrs. Fulop has gotten a quote and was able to free up some funds from an FAA operational grant to complete the project.

Coastal Development – Deputy Director, Peter Zahirsky showed some photos of the project at Stanton Park. A progress meeting is scheduled for next week. He expects the project to be completed on its current time line of June 2021. The project is underway and he expects a change order for conditions at the west end that does not appear to be significant. Mr. Zahirsky reported that we received a \$150,000.00 grant from ODNR from the office of wildlife for the Fairport Harbor Marina project and are working with their real estate office to complete the paperwork. MSA is subbing to MS Consultants for the start of the bathymetric surveys this week. He had a good call with Oasis Marina who is interested in operating the marina there. They operate a few marinas on Lake Erie and would be happy to contribute to the development process at no cost. They are due out Tuesday to discuss. Mr. Zahirsky recently met with commissioners Hamercheck and Plecnik, Kelly Conrad, Rhea Benton, Dave Radachy and Nick Raischel from Red Creek Bar & Grill to discuss the Restaurant at Mentor Beach. Basically, they went through the structure, discussed the CDBG grant application and Mr. Zahirsky wanted the others to see and hear the enthusiasm from Nick on this project. There are no major updates on the Mentor Harbor Channel; May 19th we should have the design concept based on the economic analysis and geotechnical data. In reference to the TCLI projects; we have still not heard back on the grant for Fairport Harbor. We expected to hear in March, and we are pushing, but it appears that in general NOACA is behind. At Grand River, NOACA has called for extensive changes a couple of times now and it looks like it will be May before we can presented to the Village.

Other Economic Development Business: None

Resolutions and Motions:

- a. **2021-19:** 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 revised grant application to the Ohio Department of Transportation, (ODOT), Office of Aviation as part of the FY 2022 Ohio Airport Grant Program. A motion was made by Mr. Siegel and seconded by Mr. Struna to adopt resolution 2021-19. The resolution was approved with a 9-0 vote.
- b. **2021-20:** Resolution of the Board of Directors of the Lake County Ohio Port and Economic Development Authority (LCOPEDA) Authorizing the executive Director to negotiate, execute and deliver a contract to Kurtz Bros. Inc. for design & engineering services for a Port Authority Facility to receive, store and process dredged sediment material from the Grand River in Lake County. A motion was made by Mr. Siegel and seconded by Mr. Struna to adopt resolution 2021-20. The resolution was approved with a 9-0 vote.
- c. **2021-21:** Resolution of the Board of Directors of the Lake County Ohio Port and Economic Development Authority (LCOPEDA) thanking Peter K. Zahirsky for his years of service. A motion was made by Mr. Siegel and seconded by Mr. Struna to adopt resolution 2021-21. The resolution was approved with a 9-0 vote.

New Business:

- a. **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 3:36 pm. Chairman Lindrose requested a roll call vote and the result was Mr. Freese – Aye, Mr. Freeman – 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 9-0 vote.
- b. **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 4:05 pm. Chairman Lindrose requested a roll call vote and the result was Mr. Freese – Aye, Mr. Freeman – 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 9-0 vote. Mr. Lindrose departed at 4:05 pm

Board Remarks: Mr. Siegel reported that a steel company has been courted to move into North Perry bringing 35 new jobs. Funding assistance is part of the JED.

A motion was made by Mr. Siegel and seconded by Mr. Struna to adjourn the public meeting at 4:14 pm. The meeting was adjourned by consensus.