

Lake County Ohio Port & Economic Development Authority (LCOPEDA)
Board of Directors Meeting Minutes
Wednesday, June 23, 2021

Call to Order: Chairman, Art Lindrose called to order the regularly scheduled meeting held in person at Truline Industries, 1400 Silver Street, Wickliffe, OH at 3:11 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), and John Uhran (Vice-chair). Wally Siegel and Jim Struna were absent.

Others in attendance: Dave Anderson, Tim Cahill, Patty Fulop, Patrick Mohorcic, Brandon Dynes, Chad Felton and Colin Connor.

Presentation: Chairman Lindrose expressed his appreciation to Truline industries and Mr. Aaron Durkalski for hosting our meeting and offering us with a tour for the end of the meeting.

Mr. Durkalski gave a presentation of the history of Truline Industries along with an update of the process they went through to relocate back to Lake County. He expressed his gratitude to the City of Wickliffe for assisting them with the property and to the Port Board for the work of Mr. Cahill and team for putting together the bond financing to make the move a reality.

Mr. Cahill filled the board in on some of the obstacles Truline had to overcome including issues with a dedicated road, easements with property owners, and wetlands and he thanked Mr. Durkalski for hosting us and looked forward to having a tour in about an hour.

Approval of Minutes: The members of the board were provided with electronic copies of the minutes from the May 26, 2021 meeting in advance. A motion was made by Mr. Rampe and seconded by Mr. Martin to approve minutes from May 26, 2021 as presented. The motion was approved with a 7-0 vote.

Reports and Communications of Officers and Committees:

Chairman's report – Mr. Lindrose expressed he saw on Truline's website that they are very philanthropic and give 20% of their profits to charities.

Executive Director's report – Mr. Anderson reported that on the Dredge Project, the design is ongoing. We could have a "shovel ready" project as early as October. Funding is still a key and we continue to work with our lobbyist and state legislators to secure this. He is looking into some other funding possibilities that may be a stretch. A better shot may be the State Capital bill. Lake Metroparks continues to be the lead organization and we are not anticipating further progress until later this year. The Port branding is moving forward; he is looking for a late August launch and expects to have a resolution for the board on the August agenda. Website design and desired content is ongoing with Equus Group and that launch will go along with the branding in late August. We continue to work on the new incentive program and how to fund it. It may be possible with Covid funds and he and Jason Boyd are looking into it. Negotiations with Tartan Yachts regarding their expansion into our vacant building at the Bank Street properties is continuing. They are doing due diligence and structural testing in anticipation. Together with the neighboring tenant, Jack Rodewald they are reviewing the feasibility of

parking across the street on vacant land. Rita McMahon is back with the city working on the zoning. He expects more information next meeting.

Public Comments: There were no public comments.

Economic Development:

Public Finance & Chief Financial Officer – As Deputy Director of Public Finance, he reported that Omni Senior Living is moving forward. Site work is continuing on Mentor Hills Drive and they are committed. He hopes for a closing toward the end of summer. Marous Bros. has delayed their Riverwalk project due to supply chain issues. He expects they may consider moving forward next spring. As CFO, Mr. Cahill has two resolutions on the agenda. First is the airport budget adjustment; resolution 2021-25. Some of the needed adjustments revolve around an FAA Grant we are receiving for \$ 23K which will increase the budgeted revenue, and unexpected pavement repairs, logo design, the triangular property purchase at Lost Nation and Hodgson roads and expected legal expenses for Kennedy Parkway that increase our expenditures. Second is resolution 2021-26 an increase in budgeted legal fees to Brandon Dynes of Thrasher, Dinsmore & Dolan due to added work at the airport and due to legal expenses at the Port that were previously handled by outside council. Mr. Cahill also reviewed the mid-year Port and airport Balance Sheets and Profit and Loss Statements. Mr. Lindrose asked about action on the Crop Loans. Mr. Cahill mentioned that the need has dropped off and we may consider using the money as seed money for another loan program.

Lake County Executive Airport – Mrs. Fulop reported on the status of grant closeouts. The FAA is behind. We have closeouts that we submitted on October 1, 2020, Feb. 11, 2021 and June 2, 2021 and a land release from April 15, 2021 that are under review. We have contractors' waiting on their balances. Hopefully, it will not be long. We took possession of the land at Hodgins & Lost Nation roads. We also have applied for some FAA design grants and are waiting to hear on those. ODOT is coming out to close out two grants tomorrow and the airport has applied for 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. August 7 is our Wings and Wheels event at the airport. This is a Classic car and Vintage aircraft show. Mrs. Fulop let the board know she took off a couple days to volunteer at a phenomenal Youth Aviation Camp at Geauga County Airport. We are finalizing the land lease with MIBEC AIR, LLC and lease payments will begin in September. The airport land leases allow the tenant to make improvements to the property as needed with Port approval and when the lease and all extended terms are exhausted, the improvements convert to airport property.

Coastal Development – Deputy Director, Patrick Mohorcic began with Stanton Park; the weather storm Memorial Day weekend extended our project timeline into July. The contractor is working to complete the underdrains this week. Mr. Lindrose asked about damage and Mr. Mohorcic replied that some of the material from the front and middle washed away and the dry beach needs some work. Two companies wanting to locate in Lake County inquired this week about available properties. One seemed very interested in the properties we sent them. On the Dredge Facility, Kurtz Bros. is working very quickly and as Dave reported, we should have a shovel ready project by October. Progress meeting on Monday.

At Fairport Harbor Transient Marina, MSA is continuing work on the submission for the \$1.5 million Boating and Infrastructure Grant funding. Draft going to the state for review. the joint use agreement has been completed and will be signed. This is a requirement for us to access ODOT, Office of Real Estate funds to pay for the design

and engineering. Mr. Lindrose inquired about the end dates of these agreements and Mr. Dynes commented that they are tied to the project. We will also need a contract with ODNR for the balance of our \$ 2 million in funding. Once done we will have access to funding as needed. We are working with Burges & Niple to apply for a Brownfield Assessment Grant for properties in the City of Painesville and Fairport Harbor. Revising earlier application with EPA feedback. Mr. Mohorcic also commented on the Transportation Grant project he initiated during a previous role here. The fund told him it was the most successful transportation project they have had in the region. Mr. Rampe asked if the Brownfield property had a particular use. Mr. Mohorcic explained that the grant would be an assessment grant to see if the property was able to be built upon. Mr. Lindrose would like to see a map of the properties that need remediation. Mr. Rampe also inquired if the Fairport project would be able to go ahead next year and Mr. Mohorcic stated that it depended on funding and Mr. Anderson commented that the Army Corp of Engineers permits would take some time.

Other Economic Development Business: None

Resolutions and Motions:

- a. 2021-23: Resolution of the Board of Directors of the Lake County Ohio Port and Economic Development Authority (LCOPEDA) Authorizing the Payment for Emergency Pavement Repair Services to Ohio Paving & Construction not to Exceed \$ 30,500.00. A motion was made by Mr. Uhran and seconded by Mr. Freese to adopt. Resolution 2021-23 was approved with a 7-0 vote.
- b. 2021-24: Resolution of the Board of Directors of the Lake County Ohio Port and Economic Development Authority (LCOPEDA) Authorizing the Deputy Director of Planning and Development, Patrick Mohorcic, to be a signer on all LCOPEDA Depository and Checking Accounts. A motion was made by Mr. Rampe and seconded by Mr. Uhran to adopt. Resolution 2021-24 was approved with a 7-0 vote.
- c. 2021-25: Resolution of the Board of Directors of the Lake County Ohio Port and Economic Development Authority (LCOPEDA) Authorizing an Amendment to the Fiscal Year 2021 Budget for the Lake County Executive Airport and in Accordance with such amended 2021 Budget, Appropriate Funds for 2021 Lake County Executive Airport Purposes. A motion was made by Mr. Martin and seconded by Mr. Hicks to adopt. Resolution 2021-25 was approved with a 7-0 vote.
- d. 2021-26: Resolution of the Board of Directors of the Lake County Ohio Port and Economic Development Authority (LCOPEDA) Authorizing an increase in the payment of legal fees to Brandon D. R. Dynes, ESQ. and Thrasher, Dinsmore & Dolan, LPA for General Counsel Services not to exceed Seventy-Five Thousand Dollars (\$75,000.00). A motion was made by Mr. Freeman and seconded by Mr. Martin to adopt. Resolution 2021-26 was approved with a 7-0 vote.

New Business: Mr. Lindrose entertained a motion to go into Executive session pursuant to Ohio Revised Code 121.22 (G) (2) to consider the purchase/sale of property for public purposes. A motion was made by Mr. Rampe and seconded by Mr. Uhran to enter into executive session at 4:18pm. A motion was made by Mr. Freese and seconded by Mr. Martin to return to the public meeting at 4:47pm.

A motion was made by Mr. Rampe and seconded by Mr. Freese to adjourn the public meeting at 4:48 pm. The meeting was adjourned by consensus.