

Lake County Ohio Port & Economic Development Authority (LCOPEDA)
Board of Directors Meeting Minutes
Wednesday, July 28, 2021

Call to Order: Chairman, Art Lindrose called to order the regularly scheduled meeting held in person at Lost Nation Sports Park 38630 Jet Center Drive, Willoughby, OH, 44094 at 3:00 pm with the pledge of allegiance and roll call. Board members in attendance included Nate Hicks, Wally Siegel, Jim Struna and John Uhran (Vice-chair). Kevin Freese, Mark Freeman, Bill Martin and John Rampe (Secretary) were absent. A quorum of five was established. Mr. Lindrose appointed Mr. Tim Cahill as the acting secretary today.

Others in attendance: Dave Anderson, Tim Cahill, Patty Fulop, Patrick Mohorcic, Brandon Dynes and Terry Foreman.

Approval of Minutes: The members of the board were provided with electronic copies of the minutes from the June 23, 2021 meeting in advance. A motion was made by Mr. Struna and seconded by Mr. Uhran to approve minutes from June 23, 2021 as presented. Mr. Siegel abstained leaving only four members to approve; as a result, the motion was rescinded and will be reviewed again at the August meeting.

Presentation: Airport Manager, Patty Fulop introduced Mike Srsen, owner of the Lost Nation Sports Park, to those present and thanked him for the use of his facility for our meeting.

Mr. Srsen gave a quick overview and history of how the Sports Park became part a tenant of the airport. He spoke of the relationship with Mr. Pat Parker of Cleveland Jet Center and a setback that opened the door for Mr. Srsen who was then the CFO of the Cleveland Browns and became available through the Browns move to Baltimore. He renovated the hangar and opened the first indoor facility of its kind in the area. The community responded very well. Covid 19 was a setback, but they have bounced back with larger numbers than expected. He contributed the surge to people wanting to get out in a safe environment and renew sporting activity.

Reports and Communications of Officers and Committees:

Chairman's report – Mr. Lindrose gave his condolences to Wally Siegel for the loss of his wife and to Patty Fulop for the loss of her mother. Chairman Lindrose asked about the launch of the new branding. Mr. Anderson said he would launch with a press release and noted we are able to go to the printer now. Mr. Cahill added that we hope have brochures printed as well. Mr. Lindrose asked if the website would also be completed. Mr. Anderson commented that we have a schedule to that effect and website completion is key to the launch. Mr. Cahill reiterated that a delay in completion would be the only reason we could not launch in August. Mr. Freese offered his vast resources to get things done more quickly if needed. Mr. Mohorcic stated that County IT has a process as well. Mr. Freese provided suggestions on getting the Port on social media as well.

Executive Director's report – Mr. Anderson reported that the Dredge Project design is on target to have a shovel ready project by October. The commissioner's office and prosecutor's office believe, at first blush, the American Rescue Plan funds may be eligible for this project. Mr. Anderson is working on a meeting for further clarification. On the Lake Trail Project, Rick Passmore, Painesville Site Project Manager for Glenn Springs Holdings (formerly Diamond Shamrock site) is planning to be in Lake County and he and Patrick intend to meet with him and Paul

Palagi from Lake Metroparks in the coming weeks to discuss the lakefront trail. We continue to work on the new incentive program and how to fund it. Mr. Freese requested information on the American Rescue Plan and Mr. Anderson would provide that for his review. A discussion ensued on assistance we could provide local business relief. Mr. Cahill explained the last program and Mr. Anderson added that new programs are being looked at as more funds emerge. Mr. Freese is anxious to be another set of eyes on the American Rescue Plan information to help interpret the many uses.

Public Comments: There were no public comments.

Economic Development:

Public Finance & Chief Financial Officer – As Deputy Director of Public Finance, Mr. Cahill reported that Omni Senior Living is moving forward. He is expecting to have preliminary documents substantially in final form to bring to the board soon, probably in September. Mr. Lindrose asked if Marous Bros. was working on the project and Mr. Cahill replied that he has not herd yet. Tim mentioned that we are still working with Tartan Yacht on the 600 Bank Street property. Tartan is conducting tests to see if it works out financially for them to move forward. That would be a great opportunity for us to get a user and get that building into someone else's hands. Mr. Lindrose noted weeds growing up at the most northern building on the west side. Tim and Dave will review.

Lake County Executive Airport – Mrs. Fulop reported on the status of grant closeouts. The FAA is behind. We have three closeouts that we are waiting on and a land release for the soccer fields. Until the land release is complete, we are on a month-to-month basis. The soccer coach has requests from a couple colleges and schools to use those as their home field, but cannot offer a contract with anyone until our lease can extend in length. We also have applied for some FAA design grants and are waiting for the Detroit Airport District Office Manager to come out to the airport to review. There is a resolution on the agenda today to allow Mr. Anderson to enter into an agreement with ODOT, Office of Aviation anticipating a grant to remove an electric pole at Hodgins and Lost Nations Road and some additional trees at the end of runway 23. The grant has not yet been offered, but in conversation with the program manager, they felt it would rank high and be funded. The land lease with MIBEC AIR, LLC is complete and lease payments start in September. Materials are on order, but not expected until December. Dave and I have a meeting to discuss development possibilities continuing south along Lost Nation Road that would include hangars and an administration building. August 7 is our Wings and Wheels event at the airport. This is a classic car and vintage aircraft show.

Coastal Development – Deputy Director, Patrick Mohorcic reported that at Stanton Park, the project is finishing up and we are working with QCI on any change orders to ODOT protocol. At Fairport Harbor, we submitted our US Boating and Infrastructure Grant for \$1.5 million to help with the construction for the transient slips. Brandon is working with ODNR to finalize language agreements and Mr. Dynes commented ODNR wants us to make representations we cannot do. We are going back and forth and we hope to have it wrapped up soon. We are approved with ODNR fish and wildlife to process the first \$ 1 million of the \$ 3 million grant. MSA will be coming in from Chicago to review preliminary designs and get feedback. Mr. Anderson spoke of the Dredge facility; we are working with Kurtz Bros to get the framework of our construction in place so when we get funding, then, we can press go. Mr. Mohorcic reminded the board we are working with Burgess and Niple to apply for \$ 300,000.00 for a Brownfield Assessment Grant. He reviewed with the board a Brownfield map and discussed where the Lake Metroparks trail will go. He also spoke of the Glenn Springs portion of the trail. The State budget is allocating a \$ 1 million in Brownfield money for each county to use. He met with Jason and was

given the OK for the Port to spearhead and look for projects. We will also be receiving an additional \$ 500,000.00 for demolition.

Other Economic Development Business: None

Resolutions and Motions:

- a. 2021-27: 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 contract to ODOT, Office of Aviation for tree and pole obstruction removal from the runway 5/23 protection zone and hereby appropriates a 5% grant match. . A motion was made by Mr. Siegel and seconded by Mr. Struna to adopt Resolution 2021-27. Resolution 2021-27 was approved with a 5-0 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 and pursuant to Ohio Revised Code 121, 22 (G) (3) relating to a conference with an attorney for the pubic body concerning a dispute involving the public body that is subject of a pending or imminent court action. A motion was made by Mr. Siegel and seconded by Mr. Struna to enter into executive session at 3:50pm. A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 5:02pm.

A motion was made by Mr. Siegel and seconded by Mr. Struna to adjourn the public meeting at 5:04 pm. The meeting was adjourned by consensus.