

**Lake Development Authority (LDA)  
Board of Directors Meeting Minutes  
Wednesday, December 15, 2021**

**Call to Order:** Chairman, Art Lindrose, called to order the regularly scheduled meeting held in the Lake Erie Conference Room, 105 Main Street, Suite A505, Painesville, OH 44077 at 3:04 pm with the pledge of allegiance and roll call. Board members in attendance included Mark Freeman, Kevin Freese, John Rampe (Secretary), Wally Siegel, Jim Struna, and John Uhran (Vice-chair). Nate Hicks and Bill Martin were absent.

**Others in attendance:** David Anderson, Tim Cahill, Patty Fulop, Patrick Mohorcic, Brandon Dines, Chad Felton, Colin Connors and Commissioner John Plecnik.

**Approval of Minutes:** The members of the board were provided with electronic copies of the minutes from the October 20, 2021 meeting in advance. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve the minutes of October 20, 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 the deepest sympathy of the board and staff for the loss of Mr. Freese's mother and thanked the Board of Commissioners for reappointing him to the board of directors.

Executive Director's report – Mr. Anderson conveyed our progress in the succession plan for the staff as it relates to Mr. Cahill's retirement next April and expressed our excitement for the upcoming year.

**Public Comments:** Mr. Plecnik thanked Mr. Lindrose for his willingness to continue on the board and echoed sincere concern to Kevin Freese and his family on the death of his mother.

**Economic Development:**

Public Finance & Chief Financial Officer – Mr. Cahill, Deputy Director of Public Finance and CFO, reviewed the three related resolutions on the agenda. He began with the budgets for Lake Development Authority and for the Lake County Executive Airport for the fiscal year 2022. The last resolution relating to public finance is for the Omni Senior Living \$47 million project and we are issuing bond financing for up to \$36 million. The first meeting for this project was October of 2018. He expected a January, 2022 closing. Mr. Cahill shared plans for the 3-year build out at I-90 & SR 615, which includes long-term care, memory care and villas.

Lake County Executive Airport – Mrs. Fulop, Airport Manager, explained the FAA design projects expected for 2022 and the construction projects for 2023. There is a resolution on the agenda, today that includes the annual Airport Construction Improvement Plan for the 10-year period of 2022-2032.

The ACIP includes rehabilitation of runway 5/23 design and construction that represents a nearly \$5 million investment in the airport that will be 90% funded by FAA grant funds. A second resolution is for the approval of the maintenance service agreement with Classic Jet Center, which increased \$3K for 2022. Mrs. Fulop expressed her desire to continue with the Classic Jet Center maintenance crew stating they take great pride in the appearance of the airport and gave her approval of the job they have done in taking care of the snow plowing, mowing, grounds maintenance and care of the runway lights. Mrs. Fulop also looked ahead to FAA funded airport projects beyond 2023, which will include drainage projects, a parallel taxiway for runway 5/23 and rehabilitation of runway 10/28.

Coastal Development – Mr. Mohorcic, Deputy Director of Planning and Development discussed the final inspection by ODOT of the Stanton Park project; the closeout reports are being prepared. Mr. Mohorcic walked the board through the resolutions on the agenda today. Resolution 2021-48 relates to Fairport lakefront development and authorizes us to apply for a grant for coastal management assistance. There is also a resolution 2021-47, which relates to the marina and allows Director Anderson to execute documents with ODNR Fish & Wildlife to obtain the first half of the ODNR commitment to the project with the balance coming next year. On the Dredge facility, Mr. Mohorcic has received comments back from outside bond council and our prosecutor's office and resolution 2021-45 sets in motion a submerged land lease for a temporary floating intake pipe for the dredged material. After the first of the next year, he will be meeting with the stakeholders on the Mentor Harbor Channel to review the increased costs and what avenues we may take. We have applied for a grant with the U.S. EPA for \$500K for a countywide Brownfield assessment grant. House Bill 110 provided for funds for Lake County's allocation of Brownfield funds and LDA will be looking at the grant process to use those funds for our local partners. Resolution 2021-44 authorizes a submerged land lease with Energy Harbor for a water intake and discharge pipe. Mr. Rampe asked about the break wall increasing the costs to the Mentor Harbor Channel. Mr. Mohorcic stated it was a significant cost, and was needed to protect the investment of the project. Mr. Lindrose inquired if Mr. Struna or Mr. Freeman, both from Mentor, have heard any feedback from the City of Mentor and neither had heard any yet.

Mr. Mohorcic reported that in 2021, we had four JobsOhio projects that created 116 jobs and \$4.6 million in new payroll. The LDA submitted fifteen properties in Lake County for the site selection program, eight were chosen to go forward and be presented to companies, and two are state finalists for out of state companies.

**Other Economic Development Business:** Mrs. Fulop, Administrative Assistant, reported that we had a couple housekeeping resolutions on the agenda that reflected the service agreement with Mr. Dynes and an amendment to the employee handbook. Mr. Mohorcic added that the handbook changes where to identify our new branding and the addition of Juneteenth as a holiday.

#### **Resolutions and Motions:**

- a. **2021-38: Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing and Approving a 2022 Budget for the LDA and in Accordance with such Budget Appropriating Funds for 2022 LDA Purposes. A motion was made by Mr. Siegel and**

seconded by Mr. Struna to approve resolution 2021-38 as presented. The resolution was approved with a 7-0 vote.

- b. **2021-39:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing and Approving a 2022 Budget for the Lake County Executive Airport and in Accordance with such Budget Appropriating Funds for 2022 Airport Purposes. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2021-39 as presented. The resolution was approved with a 7-0 vote.
- c. **2021-40:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing the Executive Director to Execute and Deliver a Legal Services Agreement with Brandon D.R. Dynes, Esq. and Thrasher, Dinsmore & Dolan, LPA for General Counsel Services to the Board of Directors for the Years 2022 and 2023. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2021-40 as presented. The resolution was approved with a 7-0 vote.
- d. **2021-41:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing the Executive Director to Submit to Both the Federal Aviation Administration (FAA) and the Ohio Department of Transportation (ODOT), Office of Aviation, A 10-Year Airport Capital Improvement Program (ACIP) for the Fiscal Years 2022-2032. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2021-41 as presented. The resolution was approved with a 7-0 vote.
- e. **2021-42:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing the Executive Director to Execute and Deliver a Contract for 2022 Maintenance Services at Lake County Executive Airport and in Accordance with such Services Contract Authorizing Payments not to Exceed \$129,780.00 for Fiscal Year 2022. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2021-42 as presented. The resolution was approved with a 7-0 vote.
- f. **2021-43:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing and Approving Amendments to the Employment Policies and Procedures Manual. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2021-43 as presented. The resolution was approved with a 7-0 vote.
- g. **2021-44:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Finding and Determining that the Territory to be used by Energy Harbor Nuclear Generation LLC to Maintain an Existing Seawall Revetment for Shoreline Protection and Submerged Intake and Discharge Structures per ODNR Specifications Along the Shoreline of the Property at 10 Center Road in Lake County, Perry Township and North Perry Village, is not required for use by Lake Development Authority and Complies with the Regulations of Permissible Land Use. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2021-44 as presented. The resolution was approved with a 7-0 vote.
- h. **2021-45:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Finding and Determining that the Territory to be used by KB Eco Solutions (KBES) Inc. to Maintain a Floating Temporary Pipe at 55 Nye Road, Painesville Township, Ohio 44077 is not required for use by Lake Development Authority and Complies with the Regulations of

**Permissible Land Use.** A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2021-45 as presented. The resolution was approved with a 7-0 vote.

- i. **2021-46:** A Resolution Authorizing the Sale and Issuance of Port Authority Revenue Bonds in a Maximum Aggregate Principal Amount of \$36,000,000 for the Purpose of Financing Costs of Acquiring and Completing the Development of Real And Personal Property Comprising “Port Authority Facilities” Within the Meaning of Section 4582.21, Ohio Revised Code; Authorizing Acquisition of a Ground Leasehold Interest in the Project Site and of Existing Improvements Located Thereon, The Completion of the Development of Port Authority Facilities on that Site, and the Lease of that Site and those Facilities To Omni SLF Mentor, LLC, for Operation and Use as Senior Family Housing, Including Assisted Living and Memory Care; Authorizing the Execution and Delivery of a Bond Purchase Agreement, an Addendum to Bond Purchase Agreement and Construction Loan Agreement, a Mortgage and Security Agreement, Development Contracts, a Construction Administration Agreement, a Ground Lease and a Project Lease, and Other Agreements and Instruments, for that Purpose and to Provide for Payment, and Security for the Payment, of Bond Service Charges on the Series 2021 Bonds; and Authorizing and Approving Related Matters. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2021-46 as presented. The resolution was approved with a 7-0 vote.
- j. **2021-47:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing the Executive Director to Enter into a Grant Agreement with the Ohio Department of Natural Resources for Pre-construction Activities Associated with the Fairport Harbor Marina Renovation Project. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2021-47 as presented. The resolution was approved with a 7-0 vote.
- k. **2021-48:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing the Deputy Director for Planning and Development to Execute and Submit an application for a Grant from the State of Ohio, Represented by the Ohio Department of Natural Resources, Office of Coastal Management for the Fairport Harbor Transient Marina. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2021-48 as presented. The resolution was approved with a 7-0 vote.

**New Business:** Election of Officers

Mr. Siegel made a motion and Mr. Struna seconded the election of Art Lindrose as Chairman of the Board of Directors of the LDA, John Uhran as Vice-Chairman of the Board of Directors of the LDA and John Rampe as Secretary of the Board of Directors of the LDA. The motion was approved with a 6-0 vote, Mr. Lindrose abstained.

**Board Remarks:** None

**Adjournment:** A motion was made by Mr. Siegel and seconded by Mr. Struna to adjourn the public meeting at 3:43 pm. The meeting was adjourned by consensus.