

**Lake Development Authority (LDA)  
Board of Directors Meeting Minutes  
Wednesday, January 26, 2022**

**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 Bill Martin, John Rampe (Secretary), Wally Siegel, John Uhran (Vice-chair) and Ronald Wassum. Kevin Freese and Jim Struna attended by teleconference. Nate Hicks absent.

**Others in attendance:** David Anderson, Tim Cahill, Patty Fulop, Brandon Dines, and Chad Felton

**Approval of Minutes:** The members of the board were provided with electronic copies of the minutes from the December 15, 2021 meeting in advance. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve the minutes of December 15, 2021 as presented. The motion was approved with a 5-0 vote. Mr. Martin and Mr. Wassum abstained.

**Reports and Communications of Officers and Committees:**

Chairman's report – Mr. Lindrose welcomed new board member, Mr. Ronald Wassum. Mr. Dines swore him in. Mr. Wassum addressed the board and gave a brief bio which included his previous service to Lake County as treasurer and vice-chairman of the Lake County Mental Health Board and to the City of Mentor as a Fireman as well as a police officer in Mentor-on-the-Lake. He reviewed his previous experience as a contractor building sub-divisions in Willoughby, Mentor and Concord. He was on the review board for charter amendments and led the PAC in helping to get the amendments passed. Mr. Wassum spoke of his current construction company and expressed the desire to help out and bring another viewpoint to the Lake Development Board.

Mr. Lindrose also advised the board and staff that he, Dave and Tim recently met with Mr. Freeman and provided him with a plaque from the Lake County Commissioners in appreciation for his service.

Executive Director's report – Mr. Anderson gave the report for the Deputy Director of Planning and Development as Patrick Mohorcic was on vacation. For the Fairport Harbor Marina project, Mr. Mohorcic is assisting the City of Fairport and the Fairport Port Authority in finding funds to build the new break wall. A few different avenues have been explored, but they are not yet open for applications. The break wall is a significant part of the \$ 11 million price tag. The Mentor Harbor Channel funding is a 50/50 split between the three local partners and the US Army CORP of Engineers. The price has also skyrocketed and is currently approximately \$ 13 million. He and Mr. Mohorcic are working on meetings to re-visit the project and seek funding. The LDA is providing technical assistance on three countywide brownfield projects and expect to have \$ 1 million in applications for the first round. Recipients and more information will be available in March.

Mr. Anderson continued the Executive Directors report updating the board on the Dredge Facility. The Dredge facilities expected funding to come from the Healthy Lake Erie Fund which has been redirected to use toward pandemic expenses. Talks with state government officials trying to get interest in replenishing have not yet been successful. They are exploring use of American Rescue Plan Act resources. There are funds in both Lake County and in the State of Ohio. Amanda Gordon, council for the county, along with the prosecutor's office are both of the opinion that ARPA funds may be used. We should know more in a couple months. He, Mr. Mohorcic and legal counsel are also down to working out a contract with Kurtz.

**Public Comments:** There were none.

**Economic Development:**

Public Finance & Chief Financial Officer – Mr. Cahill, Deputy Director of Public Finance and CFO, passed out a case study for the Omni Assisted Senior Living Facility that summarized the Port Authorities involvement. The project closed on January 7, 2022 after over 3 years of working on it. He briefly explained the project, its uses and construction. There is no other bond activity in the works now, but there are two projects he hopes to see move forward in Painesville at Lake Erie College and the redevelopment of Victoria Place. As CFO, he will be closing out the financials for 2021 and give a full financial report at the February meeting. Mr. Cahill will be engaging Canter and Associates to assist in converting our Quick Book cash numbers to the state auditor's GAAP accrual accounting for the state audit. The port serves as the enterprise zone manager for the commissioners. There are only two agreements out now, the Weston spec building and the Lubrizol Drum facility. He gathers info and the TIRC council makes recommendations on continuing the tax incentives.

Lake County Executive Airport – Mrs. Fulop, Airport Manager, commented on the massive snow piles at the airport and is pleased that the FBO has been able to keep the runways clear and open as much as possible. She explained the FAA design projects expected for 2022 and the construction projects for 2023 and the ODOT pole removal project as well. Mrs. Fulop updated the board on the closeout of the design grant for the widening and extending of taxilane A and the progress to date of the construction of the same. We are still working on getting together 'best use' of the area along Lost Nation Road slated for development and possibly a new administration building. Mr. Wassum asked if we are looking ahead with design and building for future use for a terminal especially with discussions going on at Burke about developing the Lakefront. Patty expressed that her vision is futuristic and includes a two-story building with the upstairs containing a board room and meeting space that could be rented out for corporate use and an airport administration office all overlooking the runways. There would also be additional office space for future use. The downstairs would have public areas including restrooms, snack bar, waiting area, information counter and a screening room for baggage or Covid screening as needed. Funding will be the issue and likely dictate what we can build. Mrs. Fulop further explained an immediate need for heated maintenance bay for the FBO mechanics to be able to work on our equipment. Mr. Wassum expressed that he would be against being a tenant in another building and would prefer at a freestanding building to develop and take us into the future. Mr. Lindrose advised Mr. Wassum that the overall direction to the staff is to develop a plan that will provide income for the airport and support our administration needs. Mrs. Fulop also outlined the events planned for the airport for 2022.

Coastal Development – Mr. Mohorcic, Deputy Director of Planning and Development was absent. Mr. Anderson gave a brief report on his behalf with the Executive Director’s report.

**Other Economic Development Business:** None

**Resolutions and Motions:**

- a. 2022-01: Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing a Services Agreement Change Order with Mannik Smith Group to Perform Design Consultation and Owner Representation Services for LDA in Support of the Grand River Reuse Project Design Phase. After discussion, a motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-01 as presented. The resolution was approved with a 6-0 vote. Mr. Wassum abstained.

**New Business:**

- a. Chairman Lindrose entertained a motion to go into Executive Session pursuant to Ohio Revised Code 121.22 (G) (3) Relating to a conference with an attorney for the public body concerning a dispute involving the public body that is the 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 3:48 pm. Chairman Lindrose requested a roll call vote and the result was Mr. Freese – Aye, Mr. Lindrose – Aye, Mr. Martin – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 7-0 vote.
- b. A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 4:25 pm. Chairman Lindrose requested a roll call vote and the result was Mr. Freese – Aye, Mr. Lindrose – Aye, Mr. Martin – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 7-0 vote.

**Board Remarks:** None

**Adjournment:** A motion was made by Mr. Siegel and seconded by Mr. Struna to adjourn the public meeting at 4:31 pm. The meeting was adjourned by consensus.