

**Lake Development Authority (LDA)  
Board of Directors Meeting Minutes  
Wednesday, April 27, 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 3:02 pm with the pledge of allegiance and roll call. Board members in attendance included John Rampe (Secretary), Wally Siegel, Jim Struna, John Uhran (Vice-chair) and Ronald Wassum. Kevin Freese, Nate Hicks, Bill Martin attended by phone.

**Others in attendance:** David Anderson, Tim Cahill, Myranda Keister, Patty Fulop, Patrick Mohorcic, Brandon Dines, Chad Felton and Maureen Kelly.

**Approval of Minutes:** The members of the board were provided with electronic copies of the minutes from the March 23, 2022, April 5, 2022 and April 13, 2022 meetings in advance. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve the March 23, 2022 minutes as presented. The motion was approved with an 8-0 vote. Mr. Rampe abstained. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve the April 5, 2022 minutes as presented. The motion was approved with a 9-0 vote. A motion was made by Mr. Struna and seconded by Mr. Uhran to approve the April 13, 2022 minutes as presented. The motion was approved with an 8-0 vote, Mr. Siegel abstained.

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

Chairman's report – Mr. Lindrose thanked Mr. Cahill for his years of service and was pleased he would be staying on part-time at the Port to assist and train Mr. Mohorcic. Mr. Cahill stated that he enjoyed his 6½ years, it never seemed like work to him and he appreciated the opportunity.

Executive Director's report – Mr. Anderson started the Executive Director's report announcing that we had a low bidder on the Stanton Park emergency project; Hanes Construction was the company chosen for the project. He continued with the Dredge Project which now has an official name of North Park Sediment & Materials Recycling Facility. We have had three meetings with the Ohio EPA and the project is moving along. Funding for the project was received not only for Lake County, but also for the ports in Conneaut, Toledo and Lorain. The effort was somewhat disjointed with each entity working independently of each other. This is not the only time we will have to look to the State for funding for the Lake Erie projects like this. The idea of an Ohio Harbor Association is being explored. The trail project is also moving along; the Lake Metroparks and Kurtz are putting the final touches on the easement and Lake Metroparks has already begun talks with Glen Springs. Mr. Anderson and Miss Keister had an interesting meeting with the Cleveland Museum of Natural History on bringing back the Mentor Marsh, which is one of the largest (2,000 acres) open ecologically significant areas along the lakefront. About 700 acres is already owned by the Museum of Natural History.

**Public Comments:** There were none.

**Economic Development:**

Public Finance & Chief Financial Officer – Mr. Mohorcic, Director of Public Finance and CFO, thanked the board and all involved for coming in for a couple special board meetings. Projects were moving fast and needed the emergency meetings. He also reported that the LDA has had two very in-depth discussions with developers around the capital lease bond-financing program. Construction budgets and cost savings are being determined.

Our loan committee approved a \$ 25,000.00 CROP loan to West Orchards, LLC. There is more available with \$25K eligible to each applicant. Since local banks are able to meet most of the needs in a revolving line of credit, this CROP loan program is not fully utilized. LDA is working on a lease-purchase agreement with the City of Painesville and Marine Manufacturing Group (MMG) for the 600 Bank Street property. The goal of the project is to get the property back into service and they have been looking with the fire inspector at what it would take to get an occupancy permit. The building will need funds put into it, so we are looking at a proposal that expenditures by MMG can be put back into the lease payments. Director Anderson spoke about the dredge facility. Mr. Mohorcic added that we are working on finalizing documents and paperwork with Ohio EPA and are hopeful that some of the administration fees and costs can be recovered. There is a deal in the works through PACE Equity for the Chase Bank building. This will need to expand the ESID (Energy Special Improvement District) to include a 4<sup>th</sup> community, the City of Painesville. They have applied for Brownfield monies, but we have not heard back yet. The LDA met with our airport partners to discuss capital projects over the next 5 years. We are looking to identify the flow of funding for these projects. Mr. Mohorcic reviewed his resolutions on the agenda today.

Lake County Executive Airport – Mrs. Fulop, Airport Manager, reported that we submitted two grant applications to FAA for the design projects we have discussed earlier. We will need architecture & engineering services to proceed with a terminal building study to apply for a grant for the Bipartisan Infrastructure Bill. MIBEC started construction excavation today on their new hangar. We received the grant paperwork from ODOT for the Pole removal grant at Hodgson & Lost Nation Roads. There is a resolution on the agenda to apply for a direct general aviation grant from the ODOT FY2023 grant program, due May 1, 2022, to remove additional identified tree obstructions at the Lake County Executive Airport. As Patrick mentioned, we had a work session with our partners in the airport to bring to their attention projects that the FAA are willing to fund in the upcoming years and what financial responsibilities the sponsors will have. We will follow up in the next few weeks. Earlier this board approved a capital equipment purchase for the airport. The intention was to purchase a 5-year old pick-up truck with a plow. I took the Classic mechanic, Scott Toman that works on our equipment for a pre-buy inspection of the pick-up and he was not in favor of purchasing that truck with a knock in the engine and a rusty under carriage. So, we continued on our search and with the assistance of Mike Toman of Classic Jet Center, we were able to purchase a 2022 GMC through Classic Auto group that will satisfy our needs.

Coastal Development – Miss Keister. Director of Planning and Development reported that we hosted a meeting with Senator Portman, hoping to get support for our RAISE grant application submitted in March for coastal development projects. Information was collected from the City of Mentor, the Yacht Club and the Army Corps for the Mentor Harbor Channel project for the dogleg. We should know more mid-June. We are still looking for funds for the failing 90-year old channel walls. She submitted a pre-proposal to the National Fish & Wildlife Foundation for their coastal resilience funds and is looking to apply for the PROTECTS grant once it is available. She thanked the board for being so welcoming during her onboarding. Mr. Siegel took her on a tour of Perry to help her get acclimated. It is a great team to work with. Tim Cahill commented that she has been absorbing like a sponge. Mr. Lindrose asked if anyone knew what it would cost to repair the channel walls. Miranda commented that Mr. Stevenson estimated about \$7.5 million. Patrick added that the total project would reach up to \$22 million. It is a lot of money and they are looking at the Great Lakes Director, the State, the County Bed tax and any other funding sources they can layer. The benefits extend beyond the public marina to the Lagoons. The Mentor Marsh gets its water through the harbor, it is getting clean water, and additional species and wildlife are emerging. Mr. Mohorcic stated that LDA is into our 11<sup>th</sup> year of a 100-year lease on the wall.

**Other Economic Development Business:**

Mr. Rampe spoke of the opening of the Hispanic Center in a week. Mr. Siegel also informed the board that the Crandall Building in North Perry was sold to a company that deals in cranes and skid steers.

**Resolutions and Motions:**

- a. **2022-14:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing the Executive Director to Execute and Deliver a Grant Application to the Ohio Department of Transportation, (ODOT), Office of Aviation as part of the FY2023 Ohio Airport Grant Program. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-14 as presented. The resolution was approved with a 9-0 vote.
- b. **2022-15:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing the Executive Director to Execute and Deliver an Amended Legal Services Agreement with Brandon Dynes and TDD for General Counsel Services. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-15 as presented. The resolution was approved with a 9-0 vote.
- c. **2022-16:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing the Executive Director to Execute and Deliver a Contract with CT Consultants for Professional Engineering Services in Connection with the Bill Stanton Community Park Lakeshore Emergency Project in Madison Township. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-16 as presented. The resolution was approved with a 9-0 vote.
- d. **2022-17:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing the Executive Director to Execute and Deliver a Grant Agreement and Receive Funds from the Ohio Environmental Protection Agency (OEPA) for the construction of a Port Authority Facility to receive, store, and process Dredged Sediment Material from the Grand River in Lake County, Ohio. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-17 as presented. The resolution was approved with a 9-0 vote.
- e. **2022-18:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing the Executive Director to Negotiate, Award, and Execute a Construction Agreement for the Stanton Park Emergency Repair Project. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-18 as presented. The resolution was approved with a 9-0 vote.
- f. **2022-19:** Resolution Authorizing the Execution and Delivery of Certain Amendment, Assignment and Assumption of Construction Contracts and an Amendment to a General Construction Contract with respect to Development of Real and Personal Property Located in the City of Mentor, Ohio by the Lake Development Authority and Leased to Omni SLF Mentor, LLC, Comprising a "Port Authority Facility" Within the Meaning of Section 4582.21, Ohio Revised Code; and Approving Related Matters, as Necessary or Appropriate, in Connection Therewith. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-19 as presented. The resolution was approved with a 9-0 vote.
- g. **2022-20:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Expressing the appreciation of the Board of Directors of the Lake Development Authority to Timothy Cahill for his service as Director of Public Finance, Controller and Chief Financial Officer of the Lake Development Authority. The resolution was approved with a 9-0 vote. Mr. Lindrose read the resolution aloud.

**New Business:** Executive Session

- 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 disputes involving the public body that are the subject of pending or imminent court action. A motion was made by Mr. Siegel and seconded by Mr. Struna to enter into executive session at 3:35 pm. Chairman Lindrose requested a roll call vote and the result was Mr. Freese – Aye, Mr. Hicks – Aye, Mr. Lindrose – Aye, Mr. Martin – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, and Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 9-0 vote. Mr. Freese, Mr. Hicks and Mr. Martin departed the meeting at this point.
  
- b. A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 3:46 pm. Chairman Lindrose requested a roll call vote and the result was Mr. Lindrose – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, and Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 6-0 vote.

**Board Remarks:** None

**Adjournment:** A motion was made by Mr. Siegel and seconded by Mr. Struna to adjourn the public meeting at 3:47 pm. The meeting was adjourned by consensus.