

**Lake Development Authority (LDA)  
Board of Directors Meeting Minutes  
Wednesday, July 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 3:00 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, and Bill Martin were absent.

**Others in attendance:** Patty Fulop, Myranda Keister, Patrick Mohorcic, Brandon Dines and Maureen Kelly.

**Approval of Minutes:** The members of the board were provided with electronic copies of the minutes from the May 25, 2022 meeting in advance. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve the minutes as presented. The motion was approved with a 6-0 vote.

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

Chairman's report – Mr. Lindrose spoke of an article about shipping. It had to do with the Great Lakes and all the ports that were there in days gone by. Shipping companies are realizing that there is infrastructure there and one issue they need to overcome is that they have huge container ships and they are exploring offloading onto smaller ships that will go through the St. Lawrence Seaway. We do not have a port per se, but there could be more shipping traffic on the lake and there may be some spinoff opportunities there. Mr. Uhran added that Lubrizol ships out of Avon Lake and Painesville in container ships.

Executive Director's Report – Mr. Anderson was absent and Patrick Mohorcic gave the Executive Director's Report. The North Park Sediment & Materials Recycling Facility dredging is due to begin here the end of July, construction is on track and they are expecting to be ready to take materials by the week of August 15. The Army Corp will be taking less material out of the lake than usual due to budget constraints on the Corp side. They are planning to get the channel to the needed 26' depth. Mr. Mohorcic has reached out to Congressman Joyce's office and they have proposed additional funding for the Corp for 2023. Mr. Wassum was concerned about problem areas getting a priority. Mr. Uhran commented on the procedures for the House of Representatives to get this into the 2023 budget and Patrick will follow-up. The easement was entered between Kurtz Bros and Lake Metroparks, CT Engineering is working on design & engineering. Lake Metroparks is working with Glenn Springs for a similar easement across the former Diamond Shamrock site. Stanton Park has been waiting on the bank swallows to leave and that is happening now. Construction is ready to begin and should take about two weeks once the Painesville Park Dog Show is over. The dirt is starting to settle and the project should be OK once we finish this last half.

**Public Comments:** There were none.

**Economic Development:**

Public Finance & Chief Financial Officer – Mr. Mohorcic, Director of Public Finance and CFO, reported that he and Debbie are involved in the Audit. He is predicting it to wrap up mid-September. There have been bond draws from Riverwalk III and Omni. Insurance has been renewed for both the Port and the Airport. There will be some mild increases that we will see for the airport in 2024. The Uptown Mentor project has received some ARPA funds from the County Commissioners. This is for infrastructure such as gas and sewer. Mike Sikora and his wife are doing the project, we will need to enter into some ground leases and such, but we pulled them from today's agenda to finalize.

Mr. Mohorcic also started working on a project at the old Sidley property by the golf course and the old Casement airport where apartments, single-family homes, condos, some light retail and commercial will go. They are working on getting utilities. We have the potential to do a TIF Bond. It will be a long process if the developer is interested. Patrick is meeting next week to see. Mr. Wassum asked if any of these utilities will be able to benefit the area at route 20 in Painesville owned by Bob Gibbs. That could be prime property for development if they have sewers. Mr. Mohorcic commented that there are talks, but that is all up in the air. There is a resolution on the agenda today to enter into a lease purchase agreement with Tartan. LDA will credit improvements made on repairs of the old building such as fire suppression, sprinklers, roof, asbestos, etc. LDA processed a two million dollar check for construction to Kurtz on their grant and to checks to Mannik Smith and Mark Smoley and his team.

Lake County Executive Airport – Mrs. Fulop, Airport Manager, reported that FAA project 2021 is nearly complete. We received two grant awards from FAA for the design projects we have discussed earlier. She provided a tour of the airport for Commissioner Mark Taylor. She was informed then that the BOCC has approved funding the study and design of a terminal building. We will be requesting RFQs for architecture & engineering services to proceed with a terminal building study to apply for the Bipartisan Infrastructure Bill, terminal building grant. There is a resolution on the agenda to do so. We met this week with First Energy in preparation for the already accepted ODOT grant for the pole removal at Hodgson & Lost Nation Roads. We also have two resolutions on the agenda today to apply to ODOT for their 2023 Grant Matching Program to receive 5% of the FAA design grants. We are waiting to hear on the direct general aviation grant from the ODOT FY2023 grant program, to remove additional identified tree obstructions at the Lake County Executive Airport. MIBEC's building is in progress and looks great. We have had to take 18' the length of the soccer field and we will have it surveyed and split off so we can apply to FAA to have it released from sponsor requirements as a non-aeronautical use so we can finalize a lease. Wings and Wheels is August 7.

Coastal Development – Miss Keister. Director of Planning and Development reported that on the Lakefront Trail, she is working with NOACA for a TLCI grant. NOACA is preparing the RFQ and she has asked to review prior. Myranda provided a couple of updates of the Fairport Harbor Lakefront Development. \$350K was received in the state capital grant by Fairport Harbor to improve the boat launch area. There is also \$2.4 million for the ODNR research vessel to be utilized. Our 2021 US Fish and Wildlife Boating & Infrastructure Grant (BIG) was rejected, we have resubmitted the application reducing to \$1.5 million requiring a \$1.5 million match for 32 transient slips. The Army Corp has determined the Yacht Club is \$65K shy in revenue to be considered a commercial operation and has rejected our request for funding for the dogleg in the Mentor Harbor Channel project. We have met about the reconstruction of the channel walls. Dave Swiger of Mentor will be putting out an RFQ for a preliminary design for those channel walls. Mr. Wassum commented that he would hate to have to react to a wall collapse instead of getting it completed prior to a problem. Mr. Rampe asked if the Army Corp was walking away and Miss Keister clarified that was true for the dogleg. A study was done and nearly \$300K collectively was spent and a DRAFT was produced. Miss Keister is working to get the draft title off the document so it can be widely used. The Mentor Marsh has a group of stakeholders (MARC) that meet regularly to discuss the Marsh Restoration and Economic Development in the area. The LDA will attend these meeting moving forward. There is a resolution on the agenda today for LDA to assist in forming a Transportation Infrastructure District (TID). There are currently 52 counties in the state registered. The process is simple and funding looks to job retention and creation including retail. \$4.5 Million is designated each year with project requests up to \$500,000.00. Previously Miss Keister administered the TID for Wayne County.

**Other Economic Development Business:** There were none.

**Resolutions and Motions:**

- a. **2022-24:** 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, Office of Aviation, as part of their 2023 Matching Grant Program. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-24 as presented. The resolution was approved with a 6-0 vote.
- b. **2022-25:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing the Executive Director to Execute and Deliver a second Grant Application to the Ohio Department of Transportation, Office of Aviation as part of their 2023 Matching Grant Program. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-25 as presented. The resolution was approved with a 6-0 vote.
- c. **2022-26:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Supporting the Creation of a Transportation Improvement District in Lake County, Ohio. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-26 as presented. The resolution was approved with a 6-0 vote.
- d. **2022-27:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing the Executive Director to Solicit Requests for Qualifications from FAA Consulting Architectural / Engineering Firms in Connection with an FAA Terminal Building Study and Design. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-27 as presented. The resolution was approved with a 6-0 vote.
- e. **2022-28:** Resolution of the Board of Directors of the Lake Development Authority (LDA) Authorizing the Executive Director to Negotiate and Deliver an Installment Purchase Agreement with Marine Manufacturing Group, Inc. for the Sale of Certain Real Property Located at the Former Coe Manufacturing Plant. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-28 as presented. The resolution was approved with an 8-0 vote.

**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 3:52 pm. Chairman Lindrose requested a roll call vote and the result was Mr. Lindrose – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 6-0 vote.
- b. A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the meeting at 4:02 pm. Chairman Lindrose requested a roll call vote and the result was Mr. Freese – Aye, Mr. Hicks – Aye, Mr. Lindrose – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, and Mr. Wassum – Aye. The motion passed with a 6-0 vote.

**Adjournment:** A motion was made by Mr. Siegel and seconded by Mr. Struna to adjourn the public meeting at 4:03pm. The meeting was adjourned by consensus.