

**Lake Development Authority (LDA)
Board of Directors Meeting Minutes
Wednesday, August 24, 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 Nate Hicks, Bill Martin, John Rampe (Secretary), Wally Siegel, Jim Struna, John Uhran (Vice-chair) and Ronald Wassum. Kevin Freese attended by phone.

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

John Rampe shared information on a bull-riding event.

Approval of Minutes: The members of the board were provided with electronic copies of the minutes from the July 27, 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 9-0 vote.

Reports and Communications of Officers and Committees:

Chairman's Report – Mr. Lindrose mentioned the dredging is taking place and wondered about a barge seen backing out. Mr. Mohorcic commented that the barge collecting dredge material sometimes backs up into place and Mr. Rampe stated that some barges back out due to their turning radius.

Executive Director's Report – Mr. Anderson informed the board of a significant event that is taking place along the Lake County coastline. Energy Harbor has advertised for bids for the Eastlake power plant site. They are asking for an asset transfer agreement, meaning that the buyer will assume all assets and environmental liabilities. First Energy still uses this plant to distribute electrical power to the Northeast Ohio electrical grid, which delivers electricity to consumers. They have a 25+ year lease. A buyer will be taking on the environmental liability and the property tax burden with no apparent opportunity to re-develop the site. Mr. Anderson will keep a close eye on this, it will be interesting to see who bids on the property. The beach there is longer than Mentor Headlands and the fishing pier there is very popular.

Public Comments: There were none.

Economic Development:

Public Finance & Chief Financial Officer – Mr. Mohorcic, Director of Public Finance and CFO, reiterated that he and Debbie are involved in the Audit; Debbie has done a great job with this. He is predicting it to wrap up mid-September. We processed the last check for the kayak launch. Patrick called the board's attention to the resolution on the agenda today to execute a land transfer between the City of Kirtland and the Church of Latter-Day Saints. He spoke about the Uptown Mentor project, which he expects to have documents sometime in September. This is utilizing ARPA funds from the BOCC for infrastructure such as broad band, gas and sewer. There is talk of a potential developer in Mentor for a possible new hotel bond deal. There are 5 potential bond financing projects in the hopper. LDA, the City of Painesville

and Marine Manufacturing Group are working on a final draft lease agreement. Mr. Dynes added that LDA and Tartan are in agreement, they sent it to council and it is held up there. The Dredge Facility construction is ongoing. There are plans to divert some funds to shore up the roads by the berm. Dredging has been ongoing since the middle of August. Mr. Mohorcic expects to see the barge for discharge, maybe Monday or Tuesday of next week. Stanton Park is done and there are plans to put picnic tables on the flat area and a portion of a trail was dug out to get out to the beach.

Lake County Executive Airport – Mrs. Fulop, Airport Manager, reported that FAA project 2021 is nearly complete. A pre-application was submitted to the FAA for infrastructure funds for the design of a snow removal building and the design of runway PAPI lights. RFQs for architecture & engineering services are out to proceed with a terminal building study to apply for the Bipartisan Infrastructure Law terminal building grant. We are still waiting to hear on the direct general aviation grant from the ODOT FY2023 grant program, to remove additional identified tree obstructions and on the ODOT Matching Grant Program. MIBEC's building is in progress and looks great. Perry High school has requested we participate in an intern program for this semester. Charlie Rockwell will be joining us on Tuesday & Thursday mornings beginning Sept. 19 thru mid-December at both the airport and port offices.

Coastal Development – Miss Keister, Director of Planning and Development reported that on the Lakefront Trail, Lake Metroparks is proceeding with plans to acquire easements from Glenn Springs Holdings and for our part with Fairport, we are waiting on NOACA for an RFQ to go out for a study on how to best connect the trail to the beach. At Fairport Harbor, Miss Keister reported that we are waiting to hear on grants already applied for and continuing to apply for other sources of funding. We have a meeting coming up with the group in September to review next steps. We met about the reconstruction of the channel walls with Mentor and the city will be putting out an RFQ for a preliminary design for those harbor walls. We will be supporting a letter to the Army Corp to get a final study document. LDA has started the process in forming a Transportation Infrastructure District (TID). We received an affidavit determining there are enough projects in the county to have that TID. We are looking at the clean vessel grant for Fairport Harbor, NOACA has some other grants, Cleveland Foundation has a Lake and Geauga fund to tap into and there is an Ohio Lake Erie resiliency grant. We are continuing to work on Team NEO needs and going on BRE calls and site planning with our municipal partners. Beyer's products want to schedule a follow up call from the earlier deep dive. She and Patrick are presenting at the state organization for board access talking about the Fairport Harbor plan and exposing the project to a wider audience. Myranda has been selected for community builders through Leadership Lake County and she is Commissioner Tyler's alternate for the planning commission board. Mr. Wassum inquired on the walls; what happens if the walls start falling in? Mr. Anderson replied that Mr. Stevenson, an engineer involved with the Mentor Yacht Club has reviewed them and does not feel there is an imminent danger. A lot of patching has been done over the last few years. Mr. Siegel inquired as to the water level and Mr. Struna reported he was out to the Mentor Lagoons recently and the Mash is down. Mr. Rampe asked about the dogleg study and Mr. Anderson reported that we have a completed study, but it has the word DRAFT over it. The Army Corp did not approve the project, so the study will not ever have the word draft removed. We are contesting that so we might be able to use the study for other grant applications.

Other Economic Development Business: There were none.

Resolutions and Motions:

- a. **2022-29:** Resolution of the Board of Directors of the Lake Development Authority (“LDA”) Authorizing the Executive Director to Enter into and Execute a Real Estate Purchase Option Agreement with the City of Kirtland (“Kirtland”), the Lake Development Authority and the Church of Jesus Christ of Latter-Day Saints (“LDS”) for a Certain Parcel of Land Located in the City of Kirtland. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-29 as presented. There was more discussion. Mr. Rampe questioned the loose description and the meaning of a rod. He found out a rod could be 9’10” or 26’ 2”. Patrick will get clarification. The resolution was approved with a 9-0 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 3:37 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, Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 9-0 vote. Mr. Freese left at this point.

- b. A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 3:42 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, Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 9-0 vote. The board returned to the public meeting.

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