

**Lake Development Authority (LDA)
Board of Directors Meeting Minutes
Wednesday, November 16, 2022**

Call to Order: Chairman, Art Lindrose, called to order the regularly scheduled meeting held at the Lake Erie Conference Room in the Lake County Administration Building located at 105 Main Street, Suite A505, Painesville, OH 44077 at 3:06 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: Tim Cahill, Patty Fulop, Patrick Mohorcic, Myranda Keister, Brandon Dines, and Chad Felton.

Approval of Minutes: The members of the board were provided with electronic copies of the minutes from the October 26, 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 did not have anything this month.

Executive Director's Report – Mr. Mohorcic reported in Mr. Anderson's absence and had nothing to add to the electronic report provided in advance.

Public Comments: There were none.

Economic Development:

Public Finance & Chief Financial Officer – Mr. Mohorcic, Director of Public Finance and CFO, reported on the two resolutions on the agenda today. Resolution 2022-39 is for a budget adjustment to reflect additional funds received for the Airport and Resolution 2022-40 is for a budget adjustment for LDA since the funds for the airport flow through the LDA. Mr. Cahill, Bond and Public Finance Advisor, added that Resolution 2022-41 on the agenda is to unwind the DeNora Tech bond deal done in 2017. Once they reached a 5-year period, their obligation for the sales tax transaction and pre-paying the bond was fulfilled. We are having the property conveyed back to the lessee. This requires cancelling the lease and ground lease. Mr. Lindrose asked who pays our attorney fees to accomplish that. Mr. Cahill responded that DeNora Tech would as their contract states.

Lake County Executive Airport – Mrs. Fulop, Airport Manager, advised the board that the 2023 Airport Construction Improvement Plan is awaiting final approval from FAA and she hopes to have that on the agenda for the next meeting. We met this morning on the terminal grant and our next step is to receive input from the FBO. Our intern, Charlie Rockwell, (with Patty's guidance) will be applying, on our behalf, for a grant through our PEP insurance for safety signs. The Lost Nation Sports Park has indicated they wish to continue with their next 10-year extension

on their lease. Their lease is structured for two remaining extensions, which will take us up to 2042. Our staff will be meeting with them next week to discuss. Today, we had a drone filming company at the airport using a portion of runway 10/28 for a short time to practice shooting footage with a new filming crew. In exchange for the usage, they will be preparing a short promotional piece on the airport valued at \$2,500.00.

Coastal Development – Miss Keister. Director of Planning and Development, updated the board on grant research and status on the Fairport Harbor Marina. She is doing some planning for 2023 grant applications and is waiting on word on grants filed. Mentor Harbor channel walls has been heavily discussed this month. She has been reviewing the RFQ put together by the Mentor Harbor Yacht Club and the City of Mentor for a preliminary design and cost estimate. Mr. Uhran asked if there is a model of how to pay for the study through a public/private partnership and what contribution each will make. Ms. Keister responded that she and Dave are still working through that and need a cost to determine if any grants or other funding may be available. The amount is a requirement before she can apply for any grants. The Transportation Improvement District has been internally approved by the commissioners; they have yet to put together a board. A California company looking to expand their footprint, visited the former ABB building with us. We are the only site in Ohio, but are in competition with 3-4 other states sites. Mr. Uhran noted that there is finally construction off route 2 on Lakeland and if they want to move that building, Wickliffe may want to make improvements to Warden Road as well and make the entrance into the city look as nice as possible. Mr. Rampe asked if the Corp of Army Engineers has disowned the channel project and Miss. Keister acknowledged they had. Mr. Mohorcic added that the Army Corp may be involved in permitting, but shared Miss Keister’s thought that they will not be involved with funding.

Other Economic Development Business: None

Resolutions and Motions:

- a. **2022-38:** Resolution of the Board of Directors of the Lake Development Authority (“LDA”) Authorizing the Executive Director to Solicit Requests for Qualifications (RFQ) from Engineering Firms in Connection with the Design and Construction of Precision Approach Path Indicator (PAPI) Lighting and Approving a Public Bid. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-38 as presented. The resolution was approved with a 9-0 vote.
- b. **2022-39:** Resolution of the Board of Directors of the Lake Development Authority (“LDA”) authorizing an amendment to the Fiscal Year 2022 Budget for Lake County Executive Airport and in accordance with such amended 2022 budget, appropriating Funds for 2022 Lake County Executive Airport purposes. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-39 as presented. The resolution was approved with a 9-0 vote.
- c. **2022-40:** Resolution of the Board of Directors of the Lake Development Authority (“LDA”) authorizing an amendment to the Fiscal Year 2022 Budget for Lake Development Authority and in accordance with such amended 2022 budget, appropriating Funds for 2022 LDA

purposes. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-40 as presented. The resolution was approved with a 9-0 vote.

- d. **2022-41:** Resolution of the Board of Directors of the Lake Development Authority (“LDA”) Authorizing an agreement to permit the early optional prepayment of outstanding Port Authority Revenue Bonds issued by the Authority for the purpose of constituting “Port Authority Facilities” (within the meaning of section 4582.21, Ohio Revised Code), leased by the Authority to Capannoni USA, LLC.; authorizing the termination of the ground lease and lease executed and delivered for that purpose and conveyance of the project facilities to Capannoni UDA, LLC; and authorizing and approving related matters. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-41 as presented. 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 3:26 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. Uhan – Aye and Mr. Wassum – Aye. The motion passed with a 9-0 vote. Mr. Freese left the meeting at that point.
- b. A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 3:45 pm. Chairman Lindrose requested a roll call vote and the result was Mr. Hicks – Aye, Mr. Lindrose – Aye, Mr. Martin – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, Mr. Uhan – Aye and Mr. Wassum – Aye. The motion passed with an 8-0 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 3:46 pm. The meeting was adjourned by consensus.