

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

Call to Order: Chairman, Art Lindrose, called to order the regularly scheduled meeting held off-site at Painesville Township Park Community Center 1025 Hardy Road, Painesville, OH 44077 at 3:03 pm with the pledge of allegiance and roll call. Board members in attendance included Kevin Freese, Nate Hicks, Bill Martin, John Rampe (Secretary), Wally Siegel, Jim Struna, John Uhran (Vice-chair) and Ronald Wassum.

Others in attendance: David Anderson, Tim Cahill, Debbie Connor, Patty Fulop, Patrick Mohorcic, Brandon Dines, Chad Felton, Jim Sferra and Paul Palagyi.

Approval of Minutes: The members of the board were provided with electronic copies of the minutes from the September 28, 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 thanked Paul Palagyi for inviting us to the Painesville Township Community Center and for joining us to talk to our group about the Lake Metroparks trail. Mr. Lindrose followed up on the opioid and homeless issues in Painesville. He noted that he is aware of meetings and communication going on with public officials and he is hopeful that they can get their heads around this and come up with a solution.

Executive Director's Report – Mr. Anderson conveyed to the board that the Auditor of State Awarded LDA with a Perfect Audit. He commended Debbie Connor for her efforts and her ability to help the staff to be aware of proper reporting. He noted that only 5% of those audited receive the award. Mr. Anderson noted that the dredging for 2022 is complete, but that the Army Corp only dredged part of what was expected due to budget constraints. They will be back in 2023 to do additional dredging and then get back on a two-year dredging cycle.

Public Comments: There were none.

Economic Development:

Coastal Development – Miss Keister. Director of Planning and Development was absent. Mr. Anderson continued speaking; giving her report. Ms. Keister is working on raising Lake County's available properties profile. She is working on getting the Mentor Innovation site "SiteOhio Certification". This would allow the property to be one of the top 30 sites in the state deemed shovel-ready with JobsOhio. Team NEO has a similar "RightSite" program for other properties she hopes to bring to the forefront as well. Miss Keister has been working on a Transportation Infrastructure District (TID) and will bring letters of support to the Lake County Board of Commissioners for their support. Mr. Rampe questioned where the Mentor Innovation site was located. Patrick Mohorcic reported that it is off mercantile road there is 87 acres. It is a joint

venture between George Davis and Rick Sommers. They have room for 600,000 sq. feet of industrial space. They were also interested in putting in a 125-135K sq. ft. spec building.

Public Finance & Chief Financial Officer – Mr. Mohorcic, Director of Public Finance and CFO, reported that there are four resolutions on the agenda today for the board’s consideration concerning the Uptown Mentor project. One is a sub-recipient agreement with the BOCC along with Ground Lease, Sublease and Construction agreements. Mr. Mohorcic then gave a detailed report on the Balance Sheet and Profit and Loss Ledger for the third Quarter ending September 30, 2022 for both the Airport and LDA. The airport P & L shows total income of \$ 28,000.00 to the positive. Operational Expense shows \$ 4,000.00 over budget because we opted to purchase a plow for the plow truck in the 3rd quarter since we may need it in the 4th quarter. The P & L for LDA you will see an additional income line item, which is for the administration of the dredge facility accounting. Expenses show under budget to date.

Lake County Executive Airport – Mrs. Fulop, Airport Manager, discussed the upcoming grants and status the of existing grants. In the annual planning meeting with the FAA we were invited to submit a 2023 preapplication to FAA for the funding for construction of the design projects funded this year. FAA would like to rehab existing pavement before we add new pavement. Mrs. Fulop does not concur and feels that the airport would be better served to have the parallel taxiway installed and will contact the FAA and reprioritize our projects. She went into detail on a competitive Terminal Building Grant being offered as a result of the Bipartisan Infrastructure Law and preliminary meetings have begun to discuss how the building will unfold if selected for this grant. There are three resolutions on the agenda today, one to allow the Executive Director to enter into contracts with the terminal project consulting team recently approved by the selection committee and there will be a meeting on November 8th to discuss the in more detail. The other two resolutions on the agenda are seeking approval from the board to accept matching grants from ODOT, Office of aviation to contribute to the match for the 2022 FAA projects. Mrs. Fulop also informed the board that the MIBEC hangar construction is complete and aircraft are moving into the space. Perry Schools brought out twenty 6th graders for a very well received program at the airport and that Mentor Police are using a portion of the airport this week for continuing education in police driver instruction.

Other Economic Development Business: None

Resolutions and Motions:

- a. **2022-31:** Resolution of the Board of Directors of the Lake Development Authority (“LDA”) Authorizing the Executive Director to Negotiate, Execute and Deliver a Contract for Airport Terminal Project Architectural Design Engineering Services at the Lake County Executive Airport to General Aviation Consultants, Ltd. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-31 as presented. The resolution was approved with a 9-0 vote.
- b. **2022-32:** Resolution of the Board of Directors of the Lake Development Authority (“LDA”) Authorizing the Executive Director to Execute and Deliver a Grant Agreement to the Ohio

Department of Transportation (ODOT), Office of Aviation, for Grant Project Number M23-09 as part of the Ohio FY 2023 Matching Grant Program. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-32 as presented. The resolution was approved with a 9-0 vote.

- c. **2022-33:** Resolution of the Board of Directors of the Lake Development Authority (“LDA”) Authorizing the Executive Director to Execute and Deliver a Grant Agreement to the Ohio Department of Transportation (ODOT), Office of Aviation, for Grant Project Number M23-05 as part of the Ohio FY 2023 Matching Grant Program. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-33 as presented. The resolution was approved with a 9-0 vote.
- d. **2022-34:** Resolution of the Board of Directors of the Lake Development Authority (“LDA”) Authorizing the Executive Director to Enter into a Subrecipient Agreement with the Board of County Commissioners of the County of Lake, Ohio to accept American Rescue Plan Act funds for the Uptown Mentor Project. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-34 as presented. The resolution was approved with a 9-0 vote.
- e. **2022-35:** Resolution of the Board of Directors of the Lake Development Authority (“LDA”) Authorizing the Executive Director to Negotiate, Execute and Deliver a Ground Lease Agreement with Uptown Mentor, LLC using American Rescue Plan Act Funds for the Purposes of Construction and Installing Water, Sanitary, Sewer, Stormwater Management and Broadband Improvements in Connection with the Uptown Mentor Project. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-35 as presented. The resolution was approved with a 9-0 vote.
- f. **2022-36:** Resolution of the Board of Directors of the Lake Development Authority (“LDA”) Authorizing the Executive Director to Negotiate, Execute and Deliver a Sublease Agreement with Uptown Mentor, LLC for the Purposes of Constructing and Installing Water, Sanitary Sewer, Stormwater Management and Broadband Improvements in connection with the Uptown Mentor Project. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-36 as presented. The resolution was approved with a 9-0 vote.
- g. **2022-37:** Resolution of the Board of Directors of the Lake Development Authority (“LDA”) Authorizing the Executive Director to Enter into a Construction Agency Agreement with Uptown Mentor, LLC in furtherance of the Uptown Mentor Project. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2022-37 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) (2) to consider the purchase/sale of property for public purposes. A motion was made by Mr. Siegel and seconded by Mr. Struna to enter into executive session at 4:21 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.

- b.** A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 4:40 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.
- c.** 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 4:40 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.
- d.** A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 4:43 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 4:43pm. The meeting was adjourned by consensus.