

**Lake Development Authority (LDA)
Board of Directors Meeting Minutes
Wednesday, December 14, 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 3:09pm with the pledge of allegiance and roll call. Board members in attendance included Nate Hicks, Bill Martin, John Rampe (Secretary), Wally Siegel, John Uhran (Vice-chair) and Ronald Wassum. Kevin Freese attended by phone. Jim Struna was absent.

Others in attendance: David Anderson, Tim Cahill, Patty Fulop, Patrick Mohorcic, Myranda Keister, Brandon Dines and James Sferra.

Approval of Minutes: The members of the board were provided with electronic copies of the minutes from the November 16, 2022 meeting in advance. A motion was made by Mr. Siegel and seconded by Mr. Wassum to approve the minutes as presented. The motion was approved with an 8-0 vote.

Reports and Communications of Officers and Committees:

Chairman's Report – Mr. Lindrose requested that with all the exciting projects going on at the airport, he would like to see the News Herald do an update on the airport. Mrs. Fulop remarked that she had a phone interview with Marah Morrison just yesterday to do that very thing.

Executive Director's Report – Mr. Anderson reported to the board that we will be moving forward with the RFP for the channel walls involving the Mentor Yacht Club and the City of Mentor. He received notice, just today, that the Senate Finance Committee for Ohio has included \$3.5 million in a spending bill for this project, which should be voted on today. The last estimate before inflation and supply chain problems was \$7 million. These funds will not take care of the project, but is a big chunk. We are hoping that there will be other possible solutions presented with the proposed study. The three entities have agreed to split the cost on a study. Mr. Wassum inquired what the potential might be with the Yacht Club to continue with a one-third contribution. Mr. Anderson replied that we would need to know what that cost is because it may make a big difference. Mr. Lindrose asked if some of these funds could be used for this first phase. Mr. Anderson explained that at this point we do not even know what state agency the funds will be funneled through and expected that the costs may not be available until next fall. Mr. Wassum expressed that the boaters are concerned on the longevity of the walls. The boats could be stuck in the water with nowhere to go.

Public Comments: There were none.

Economic Development:

Public Finance & Chief Financial Officer – Mr. Mohorcic, Director of Public Finance and CFO, reported on the 2023 budget. He started with the Airport and explained that there is a large increase in grant match because the FAA and ODOT are planning to invest in the airport in 2023, which will require a 5% match and there will be a decrease in other expenses. On the LDA budget, you will see an increase in the BOCC contribution, which is driven by the increased grant match, and an increase in contractual and consultant fees due to some pending litigations. Other income has increased due to tipping fees from the North Park Recycling Facility. Resolution 2022-47 on the agenda today, for a preliminary agreement between LDA and Mentor Joint Venture, LLC for the leasing of real and personal property located in the City of Mentor, OH. Mr. Mohorcic also reviewed resolution 2022-45; a change order extending the time frame with Kurtz Bros. and 2022-46; a change order with Ohio EPA. Both changes are for the Dredge Facility, which has experienced some supply chain issues. He also reviewed with the board Resolution 2022-48 that authorizes and approves a settlement agreement and payment to J. Severino Construction, Inc. Mr. Wassum thanked Mr. Mohorcic for thoroughly reviewing the budget with him to give him a better understanding of the Port and Airport finances.

Lake County Executive Airport – Mrs. Fulop, Airport Manager, discussed the resolution on the agenda today to approve and appropriate funds for a Maintenance Services Contract with Classic Jet Center again in 2023. Mrs. Fulop advised the board that the 2023 Airport Construction Improvement Plan is awaiting a site visit on January 18th with the FAA to finalize. Our next step on the terminal grant is to receive input from the FBO while we await costs for design & engineering. Kelly Aerospace has exercised their option to renew their land lease for another 10 years and agreed to a rental rate increase. We began to advertise for statements of qualifications for the PAPI lighting projects on Monday, December 12 and will publicly open on January 12, 2023. Snow removal equipment is ready to go.

Coastal Development – Miss Keister, Director of Planning and Development, updated the board on the status of various grants. She has officially submitted a grant application to US Fish & Wildlife and to ODNR for a Boating Infrastructure Grant for \$1.5 million. Awards are expected in June of 2023. Miss Keister received feedback on her denied RAISE'22 grant application and will be revising and resubmitting for the RAISE'23 grant cycle. Mentor Harbor Yachting Club hosted a meeting with LDA, County and State Representatives to discuss next steps for the channel walls. The commissioners have internally concurred with the Transportation Improvement District; assigning a board for the TID is in process.

Other Economic Development Business: None

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. Wassum to enter into executive session at 3:28pm. 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. Uhran – Aye and Mr. Wassum – Aye. The motion passed with an 8-0 vote. Mr. Freese left the meeting at that point.

Attorney, Brandon Dynes, discussed with the board the finalization of the pending action with J. Severino Construction, Inc. and the court action taken against the Kennedy Group.

- b. A motion was made by Mr. Siegel and seconded by Mr. Wassum to return to the public meeting at 3:43 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. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 7-0 vote. The board returned to the public meeting. Mr. Freese re-joined the meeting at 3:49pm.

Resolutions and Motions:

- a. 2022-42: Resolution of the Board of Directors of the Lake Development Authority Authorizing and Approving a 2023 Budget for the Lake Development Authority and in Accordance with such Budget, Appropriating Funds for 2023 LDA Purposes. A motion was made by Mr. Siegel and seconded by Mr. Wassum to approve resolution 2022-42 as presented. The resolution was approved with an 8-0 vote.
- b. 2022-43: Resolution of the Board of Directors of the Lake Development Authority Authorizing and Approving a 2023 Budget for the Lake County Executive Airport and in Accordance with such Budget, Appropriating Funds for 2023 Lake County Executive Airport Purposes. A motion was made by Mr. Siegel and seconded by Mr. Wassum to approve resolution 2022-43 as presented. The motion was approved with an 8-0 vote.
- c. 2022-44: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Execute and Deliver a Maintenance Services Contract for 2023 Maintenance Services at Lake County Executive Airport and in Accordance with such Services Contract, Appropriating Funds for 2023 Lake County Executive Airport Purposes. A motion was made by Mr. Siegel and seconded by Mr. Wassum to approve resolution 2022-44 as presented. The motion was approved with an 8-0 vote.
- d. 2022-45: Resolution of the Board of Directors of the Lake Development Authority Authorizing a Change Order with Kurtz Bros. Inc. for the Dredge Facility Project. A motion was made by Mr. Siegel and seconded by Mr. Wassum to approve resolution 2022-45 as presented. The motion was approved with an 8-0 vote.

- e. 2022-46: Resolution of the Board of Directors of the Lake Development Authority Authorizing a Change Order with the Ohio Environmental Protection Agency 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. Wassum to approve resolution 2022-46 as presented. The motion was approved with an 8-0 vote.

- f. 2022-47: Resolution Authorizing the Execution and Delivery of a Preliminary Agreement with Respect to the Acquisition of an Interest in Real Property and Development and Leasing of Real and Personal Property Located in the City of Mentor, Ohio and Interests therein, by the Lake Development Authority to Mentor Joint Venture, 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. Wassum to approve resolution 2022-47 as presented. The motion was approved with an 8-0 vote.

- g. 2022-48: Resolution of the Board of Directors of the Lake Development Authority Authorizing and Approving Settlement Agreement and Payment to J. Severino Construction, Inc. A motion was made by Mr. Siegel and seconded by Mr. Wassum to approve resolution 2022-48 as presented. The motion was approved with an 8-0 vote.

Adjournment: A motion was made by Mr. Siegel and seconded by Mr. Wassum to adjourn the public meeting at 3:50pm. The meeting was adjourned by consensus.