

**Lake Development Authority (LDA)
Board of Directors Meeting Minutes
Wednesday, February 22, 2023**

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 3:05pm with the pledge of allegiance and roll call. Board members in attendance included Nate Hicks, Bill Martin, John Rampe (Secretary), Wally Siegel, Jim Struna and Ronald Wassum. Kevin Freese attended by phone. John Uhan was absent.

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

Approval of Minutes: The members of the board were provided with electronic copies of the minutes from the January 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 an 8-0 vote.

Reports and Communications of Officers and Committees:

Chairman's Report – Mr. Lindrose had no report this month.

Executive Director's Report – Mr. Anderson had nothing to add except he would be giving the Coastal Development report later in the meeting.

Public Comments: There were no public comments.

Economic Development:

Public Finance & Chief Financial Officer – Mr. Mohorcic, Director of Public Finance and CFO, reported that, we have now received an inquiry for a CROP loan and may have a resolution in March. We received preliminary documents to close on the Mentor Joint Venture capital lease project and may need to have a special meeting in the next few weeks to finalize. The Painesville project was approved for the TMUD grant and we will be working with Marous Bros. on a capital lease transaction most likely in the second quarter. There is a resolution on the agenda today for a land transfer with the City of Painesville so the Marous Bros. development can go through. Mr. Dines added the details on our part as a conduit of the transfer. He has provided an agreement that will indemnify LDA and it is in substantially a similar form as that which will be executed. There were environmental concerns that have been remediated. Mr. Wassum asked if a title search was done when we previously owned the property and Mr. Mohorcic and Mr. Cahill agreed that none could be found and we have to do our due diligence. Mr. Mohorcic brought to the attention of the board that Chagrin River Walk III burned in a fire last Friday. Mr. Cahill added that we were a conduit and own the project, but are indemnified in the documents and are additionally insured. Patrick reported that we have agreed to sell Tartan Marine the lot across the street for parking and legal counsel is currently drafting that contract and expect that to be before the board soon. Mr. Cahill added that the 600 Bank Street building was an eyesore and the intent was to get it mediated and get it put back into service. Mr. Lindrose asked about the gas on the

property and Mr. Mohorcic did not think it is included. Mr. Lindrose recalled we needed that property to produce 50 jobs and Mr. Cahill added that we met the agreement several years ago. The Dredge Facility Project is moving forward with phase II and we will have to amend the ground lease and project lease that should be in front of the board in March or April.

Lake County Executive Airport – Mrs. Fulop, Airport Manager, had very little to report. On the Terminal Building project, the committee will meet again once we have a layout for that building, another hangar and a snow removal equipment building on the property at Lost Nation Road. We are currently out to bid for the ODOT tree removal project. Bids are due in by March 7. Our selection committee choose General Aviation Consultants as the result of the RFQ for the PAPI light project and there is a resolution on the agenda today to negotiate, execute and deliver that contract. There is a resolution on the agenda today to allow the Executive Director to apply for the Lake County Visitor’s Bureau Arts & Culture grant in the maximum amount of \$ 1,000.00 to use four our Wings & Wheels Event. Finally, Mr. Tony Debevc contacted us about a program for the next solar eclipse. We are looking ahead to April of 2024 and working on putting a program together. Mr. Freese commented that he is the CEO of the National Space Grant Foundation supported by NASA and may be able to assist.

Coastal Development – Miss Keister, Director of Planning and Development was absent and the Executive Director gave her report. Mr. Anderson began with the Fairport Harbor Marina project and reported that ODNR had previously stepped up its commitment to getting the break wall built and we will be holding monthly meetings with them going forward. Miss Keister also received positive feedback on the Boating Infrastructure Grant (BIG) and awards are expected in June of 2023. Mr. Anderson will receive a symbolic check from Senator Cirino at tomorrow’s BOCC meeting for the Mentor Harbor Yachting Club project to determine a preliminary design and cost. We have already received the funds. We are out for bids and should receive multiple responses to our RFP. The Transportation Improvement District is awaiting two additional board appointees. LDA has not done an annual report for some time. We are drafting that now as a Report to the Community and the first draft looks good. We will be disseminating it in digital form early in the second quarter.

Other Economic Development Business: Mr. Rampe addressed the board with some exciting news about the welding program at Lakeland Community College. Mr. Ryan Eubank has been at Lakeland for 11-12 years and his welding curriculum is now being mandated by the State of Ohio for higher institutions. Under the DOD, Mr. Eubank served with Global Faith Partners in Tanzania to evaluate the welding skills there. He showed them some techniques in welding creating much excitement and the Prime Minister insisted on meeting him. The result is that 11 welding instructors from Tanzania will be coming to spend a year at LCC to learn and take back their expertise. Mr. Anderson praised Mr. Eubank’s inspirational work at Willoughby-Eastlake Schools.

Resolutions and Motions:

- a. 2023-07: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to execute and deliver an electronic grant application to Remarkable Lake County for the 2023 Arts & Culture, Community

Events Gant Program. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-07. The motion was approved with an 8-0 vote.

- b. 2023-08: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to negotiate, execute and deliver a contract with General Aviation Consultants, Ltd. for consulting engineer services in Connection with the Precision Approach Path Indicator (PAPI) lighting project at the Lake County Executive Airport. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-08 as presented. The motion was passed with an 8-0 vote.
- c. 2023-09: 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 Painesville for a certain parcel of land located in the City of Painesville. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-03 as presented. The motion 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 3:34pm. 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, and Mr. Wassum – Aye. The motion passed with an 8-0 vote. Mr. Freese left the meeting at that point.

The board discussed pending lawsuits regarding Severino Construction and the Kennedy Group and the status of each with legal counsel. Legal counsel provided an update and expected future action on both.

- b. A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 4:01pm. 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, and Mr. Wassum – Aye. The motion passed with a 7-0 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 4:02pm. The meeting was adjourned by consensus.

Respectfully submitted by:
Patty Fulop
Administrative Assistant