

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

Call to Order: Chairman Lindrose was absent. A motion was made by Mr. Siegel and seconded by Mr. Struna to assign Bill Martin as the acting Chairman. The motion passed with a 6-0 vote. Mr. Martin 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 3:06pm with the pledge of allegiance and roll call. Board members in attendance included Bill Martin, John Rampe (Secretary), Wally Siegel, and Jim Struna. Kevin Freese and John Uhran (Vice-Chair) attended by phone. Art Lindrose, Nate Hicks and Ron Wassum were absent.

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

Approval of Minutes: The board was provided with electronic copies of the minutes from the February 22, 2023 and March 14, 2023 meetings in advance. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve the minutes of both February 22, 2023 and March 14, 2023 as presented. The motion was approved with a 5-0 vote. Mr. Uhran abstained.

Reports and Communications of Officers and Committees:

Chairman's Report – None

Executive Director's Report – Mr. Anderson informed the board that, at the request of the Lake County Board of Commissioners, LDA was exploring a concept to financially assist businesses in Lake County with some type of a loan fund. Patrick is exploring revolving loan funds, bond funds, and enhancement credit programs. They will be researching if there is a need, what options we would have and what other Ohio Port Authorities are doing. We have also been asked for some dredging assistance; private boat and yacht clubs along the Grand River and the Chagrin River have requested we look at how we can help bring down the cost. The First Energy plant in Eastlake has a buyer that is going through due diligence now. The beach at that location is longer than Headlands Beach and would really add to the amenities of the west end in terms of outdoors and recreation. Mr. Freese asked if the commissioners were open to adding head count to the LDA, if we are going into the loan business, it would be a lot of work. Mr. Anderson commented that some programs are simpler than others are and that is what we would study, certainly, there may be a need for at least a part-time person.

Public Comments: There were no public comments.

Economic Development:

Public Finance & Chief Financial Officer – Mr. Mohorcic, Director of Public Finance and CFO, gave a detailed report on the 2022 balance statements and profit & loss statements for both the Lake County Executive Airport and the LDA. The airport had a positive variance. Mr. Rampe questioned the amount of the taxes due as a liability and Mr. Mohorcic explained that we pay our own assessments plus the real estate taxes for the tenants. Mrs. Fulop added that we collect the taxes monthly with the lease payments and pay when due. Mr. Rampe also asked how it was reflected on the balance sheet and

Mrs. Fulop replied that it was in the LCEA general fund. The LDA also had a good year. We have a new income account shown as NPSPF for the dredge facility. We hold 10% retainage which will be paid out soon. The P & L shows a positive balance as well. We collected our fees for dredging, for grant administration and fees for public bond applications and closing. Expenses were less than budgeted due to less outside professional expenses, marketing expenses and property expense was low for Bank Street. Mr. Mohorcic also spoke to the insured status of our accounts at Erie Bank and we are protected up to 102% as part of the Ohio Port Collateral System.

Lake County Executive Airport – Mrs. Fulop, Airport Manager, reported that we submitted our pre-applications to FAA for this year’s grants and final application is due on May 1, 2023. There are resolutions on the agenda to accept funds from ODOT and to execute a contract with VanCuren Tree Service for our tree removal project. On the Terminal Building project, the committee met again and settled on a preliminary layout for that building, and another hangar. FAA will not fund the wetland study until 2024. We met with Lost Nation Sport’s Park and have come to an agreement to extend their options for another 10 years beyond the current extensions through 2042. Mrs. Fulop is reviewing a program for the solar eclipse in April of 2024. Mr. Martin asked about the terminal grant timing. Mrs. Fulop explained the criteria and timing for submission and confirmed we are on target to review with the board and apply this fall. Mr. Martin asked about the private party that is interested in building the hangar and Mrs. Fulop commented that we will be looking to enter into a lease agreement soon. Mr. Uhran suggest we seek guidance in the wording of the terminal grant since much of it centers around global warming, energy efficiency, diversity and handicapped inclusion. Mrs. Fulop agreed we would be viewing successful grant applications as well as bouncing off the submission wording to many associates.

Coastal Development – Miss Keister, Director of Planning and Development updated the board on grant submissions. For the Fairport Harbor project, she has reapplied for the \$5 million RAISE grant and has applied to Senator Brown and Congressman Joyce’s appropriations requests for \$3 million each. ODNR has reconfirmed their commitment of \$5 million. We should also hear more on the Boating Infrastructure (BIG) grant for 1.2 million in April. The Mentor Harbor Channel Walls RFP received five submissions, has been narrowed down to three and we will do interviews with those next week. The Transportation Improvement District (TID) is still waiting for two additional board appointees. Miss Keister met with the City of Willoughby to discuss the Osborne Park project. It is an \$18 million project on the lakefront and we expect to be a part of that project. They have lost about 40ft. of shoreline and will need to look at that break wall to be able to do what they have designed. Any day, we are expecting a second draft of the LDA report to the community; we will make final edits and expect to have it out to the community in the next few weeks. Mr. Uhran asked how we will publish the report and Miss Keister remarked that we will be sending it digitally and link to our web site. Mr. Rampe asked about the funding for the Mentor Harbor project. Miss Keister clarified that we have \$3.5 million committed from the State of Ohio, but are still determining the total cost of the project.

Other Economic Development Business: None

Resolutions and Motions:

- a. 2023-11: Resolution of the Board of Directors of the Lake Development Authority Amending the Ground Lease and Sublease Agreements with KB ECO-Solutions, LLC and Kurtz Bros. Inc. Relative to the Facility, which Receives, Stores and Processes Dredged Sediment Material from the Grand River in Lake County, Ohio. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-11. The acting chairman requested a roll call vote and the result was Mr. Freese – Aye, Mr. Martin – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, and Mr. Uhran – Aye. Resolution 2023-11 was approved with a 6-0 vote.
- b. 2023-12: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Execute and Deliver a Grant Contract for ODOT project 23-12 with the Ohio Department of Transportation, Office of Aviation as Part of the FY23 Ohio Airport Direct Grants for General Aviation Airports. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-12. The acting chairman requested a roll call vote and the result was Mr. Freese – Aye, Mr. Martin – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, and Mr. Uhran – Aye. Resolution 2023-12 was approved with a 6-0 vote.
- c. 2023-13: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Execute and Deliver a contract to VanCuren Tree Service, Inc. for tree removal at the Lake County Executive Airport. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-13. The acting chairman requested a roll call vote and the result was Mr. Freese – Aye, Mr. Martin – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, and Mr. Uhran – Aye. Resolution 2023-13 was approved with a 6-0 vote.

New Business: Executive Session

- a. Acting Chairman, Mr. Martin, 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 go into executive session at 3:52pm. The acting chairman requested a roll call vote and the result was Mr. Freese – Aye, Mr. Martin – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, and Mr. Uhran – Aye. Mr. Freese and Mr. Uhran left the meeting at that point.

Executive Session discussions were regarding current litigation matters of Severino v. LDA and LDA v. Kennedy Group. Legal counsel provided an update to the board on both matters.

- b. A motion was made by Mr. Siegel and seconded by Mr. Struna to resume the public meeting at 3:56pm. The acting chairman requested a roll call vote and the result was Mr. Martin – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, and Mr. Struna – Aye.

Adjournment: A motion was made by Mr. Siegel and seconded by Mr. Struna to adjourn the public meeting at 3:56pm. The meeting was adjourned by consensus.

Respectfully submitted by:
Patty Fulop, Administrative Assistant