

**Lake Development Authority (LDA)
Board of Directors Meeting Minutes
Wednesday, April 26, 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 2:59pm with the pledge of allegiance and roll call. Board members in attendance included Bill Martin, John Rampe (Secretary), Wally Siegel, John Uhran (Vice-chair) and Ronald Wassum. Kevin Freese and Jim Struna attended by phone and Nate Hicks was absent

Others in attendance: David Anderson, Patty Fulop, Myranda Keister, Patrick Mohorcic, Brandon Dines Chad Felton and Jim Sferra.

Approval of Minutes: The members of the board were provided with electronic copies of the minutes from the March 22, 2023 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, but had a hard stop time; if he had to leave, Mr. Uhran would assume the chairman's duties.

Executive Director's Report – Mr. Anderson recapped the plan to dredge the harbor this year. We received a two-week waiver to get started. A concern this year is will they be able dredge enough within the current budget. Congressman Joyce has requested \$4.5 million extra next year just for dredging Fairport Harbor. Mr. Wassum asked if Mr. Anderson could see that happening and Mr. Anderson replied that it should and we would know more at year's end.

Public Comments: None

Economic Development:

Public Finance & Chief Financial Officer – Mr. Mohorcic, Director of Public Finance and CFO, reported that there is a resolution on the agenda today for a preliminary agreement for Grand River Walk, LLC. They hope to close on June 30. The total project cost is \$27 million and about \$20 million is the issuance. Mr. Lindrose requested a recap of the scope of work. Mr. Mohorcic stated that there will be senior living, parking garage, retail and an amphitheater. Mr. Uhran asked if there was a rendering. Ms. Keister will send one out. Mr. Mohorcic reported that we are still working with the bank and insurance company on the rebuild of Chagrin River Walk III. Mr. Mohorcic was asked if the cause of the fire was yet known and his reply was that it was still undetermined. Mr. Rampe asked if we were involved in the project of replacing retail space in Mentor. Mr. Mohorcic said that it was the Uptown Mentor project and LDA had approved documents for a pass through of American Rescue Plan Act (ARPA) funds, but have not heard back. No other steps have been taken.

Lake County Executive Airport – Mrs. Fulop, Airport Manager, reported that pre-applications were submitted for FAA FY2023 projects. There is a resolution on the agenda today to submit the final application. On the terminal grant, we are now waiting to see if our private partner will be going ahead

with his hangar project. Once we hear from them, we can finalize the layout. We were able to get most of the trees down that are included in the ODOT tree removal project, the couple that are left we will look at in October. ODOT has approved our matching grants to the FY2022 projects and when the FAA grant is finalized, we will request matching grant funds for the FY2023 projects as well. There is a resolution on the agenda to apply to ODOT for FY2024 for PAPI lighting. If approved that will open up BIL funds for additional ramp space. Willoughby Arts Collaboration has put out an RFP for a sculpture depicting flight at the airport and once received, Mr. Anderson and I will have final say on the design.

Coastal Development – Miss Keister, Director of Planning and Development, advised the board that there is a resolution on the agenda today for our Fairport Harbor project to amend a previous resolution with ODNR to increase the funding from \$1 million to \$4.85 million. We received \$1.1 million from the Boating Infrastructure Grant (BIG) and are working with ODNR, US Fish and Wildlife to re-appropriate those funds. There is also a resolution to approve the engineering contract with Mannik Smith Group for the Mentor Harbor project. Mr. Anderson added that State Representative Jamie Callender was able to put into the state budget an additional \$3.5 million. It was approved by the State House and will go to the State Senate and the final process. The report to the community is on the third, final draft revisions. Ms. Keister explained that we expect to send it electronically and will print some as well. JobsOhio is opening the fifth round of Site Ohio Authentication. Ms. Keister will be looking at the Mentor Innovation Site as well as others our municipalities may have. The Transportation Improvement District (TID) is still being finalized for the next funding cycle. Mr. Wassum asked when breakwater construction might happen. Ms. Keister replied that we are in the permit process now, so expect 2024. Mr. Anderson added that permitting could take a year.

Other Economic Development Business: None

Resolutions and Motions:

- a. 2023-14: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to enter into a services agreement with Mannik Smith Group to perform design consultation and owner representation services for LDA in Support of the Mentor Harbor Channel Wall Revetment Project. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-14 as presented. The motion was approved with an 8-0 vote.
- b. 2023-15: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to enter into an amended grant agreement with the Ohio Department of Natural Resources for pre-construction activities associated with the Fairport Harbor Marina Renovation Project. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-15 as presented. The motion was approved with an 8-0 vote.
- c. 2023-16: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to execute and deliver grant application(s) to the United States of America acting through the Federal Aviation Administration for the FY 2023 Airport

Improvement Program Grant. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-16 as presented. The motion was approved with an 8-0 vote.

- d. 2023-17: Resolution of the Board of Directors of the Lake Development Authority 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 Painesville, OH, and interests therein, by the Lake Development Authority to Grand River Walk 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. Struna to approve resolution 2023-17 as presented. The motion was approved with an 8-0 vote.
- e. 2023-18: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to execute and deliver a grant application to the Ohio Department of Transportation, Office of Aviation as part of the FY2024 Ohio Airports Direct Grant Program. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-18 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. Uhran to enter into executive session at 3:22pm. Chairman Lindrose requested a roll call vote and the result was Mr. Freese – 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 an 8-0 vote. Mr. Freese and Mr. Struna left the meeting at this 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. Uhran to return to the public meeting at 3:30pm. Chairman Lindrose requested a roll call vote and the result was Mr. Lindrose – Aye, Mr. Martin – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 6-0 vote. The board returned to the public meeting.

Adjournment: A motion was made by Mr. Siegel and seconded by Mr. Wassum to adjourn the public meeting at 3:33pm. The meeting was adjourned by consensus.

Respectfully submitted by:
Patty Fulop
Administrative Assistant