

**Lake Development Authority (LDA)
Board of Directors Meeting Minutes
Wednesday, July 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 3:06pm with the pledge of allegiance and roll call. Board members in attendance included Nate Hicks, Jim Struna, John Uhran (Vice-chair) and Ronald Wassum. Bill Martin attended by phone. Wally Siegel joined us at 3:13pm and John Rampe joined us at 3:28pm. Kevin Freese was absent.

Others in attendance: David Anderson, Patty Fulop, Myranda Keister, Patrick Mohorcic, Brandon Dynes, Commissioner Regovich, Maureen Kelly and Jim Sferra.

Approval of Minutes: The members of the board were provided with electronic copies of the minutes from the June 28, 2023 meeting in advance. A motion was made by Mr. Wassum and seconded by Mr. Struna to approve the minutes as presented. The motion was approved with a 6-0 vote.

Reports and Communications of Officers and Committees:

Mrs. Fulop introduced Mr. Don Yager, Mr. Bill Gallagher and Mr. Andrew Torowski, our architectural/engineering team engaged to provide us with a terminal building diagram and information to effectively apply for a Bipartisan Infrastructure Law, Airport Terminal Program grant through the FAA. A presentation was given and building renderings unveiled. After the presentation, Mr. Wassum commented that the overall design will work out tremendously now and in the future. Mr. Lindrose remarked that the committee whittled down earlier concepts to come to this design. Mr. Martin commented that in corporate travel, he would go to airports that built large terminal facilities that he found largely empty with large pilot lounges. Pilots are looking for a quiet place to relax and prepare flight plans which we have included. He sees more space being used recently by flight schools conducting pilot ground training. Mr. Martin continued saying that this building will serve visitors and the community well. Mr. Lindrose stated that he was excited about the design and thanked the design team for a good job. Ron Wassum commented publicly to thank Mr. Martin for the time and effort he put into a sketch that ultimately became our layout. Next step is for Mr. Yager to include this rendering in the terminal study, FAA will then review and comment to determine the percentage they will pay and once the application period opens, we will submit. We will seek a review of the wording by a political science major to align with the current administration's presidential goals.

Chairman's Report – Mr. Lindrose had no report

Executive Director's Report – Mr. Anderson was pleased to report the Fairport Harbor is open. The Army Corp. of Engineers stepped up and completed this year's dredging. Mr. Lindrose asked if we would need to dredge again next year. Mr. Mohorcic replied that next year will put us back on our bi-annual schedule for dredging and Congressman Joyce's office has requested budget appropriations to cover the cost. We should be dredging in 2024 and not have to dredge in 2025. Mr. Anderson mentioned that the post dredging report showed where the ships got stuck the last couple years to be

all green and deep. There are still areas of red to be dealt with, but not bad and that will be addressed next year.

Public Comments: Mr. Sferra mentioned that he met with Jason Boyd and David Anderson and was grateful for their time and that they answered his calls timely. Mr. Sferra owns property just south of where we are designing the projects at Fairport Harbor. One scenario is disconcerting to him as it shows additional drainage needed on his property. Mr. Anderson is committed to work with other scenarios and both he and Mr. Sferra are on the same page. “Before government should ever take a piece of property, there has to be a clear and compelling reason and we are not there” he continued. Mr. Anderson vowed to keep open the lines of communication and Mr. Sferra commented that this is all he asks and everyone has been great thus far.

Economic Development:

Lake County Executive Airport – Mrs. Fulop, Airport Manager, provided the board with an update on our FAA projects which were submitted to FAA. We are now waiting on the grant awards. We will have to re-bid the runway 5/23 project as it comes up.

Public Finance & Chief Financial Officer – Mr. Mohorcic, Director of Public Finance and CFO reported that we are working through our audit. The LDA received \$6.9 million this year which triggers a single audit, our first federal audit, which is required if you receive more than \$750,000 in a single year. We renewed our PEP insurance policy it went up \$500.00 and we have the opportunity to apply for \$1,000.00 safety grant and it included a loyalty credit of \$ 855.00. There is a resolution on the agenda today to allow our executive director to establish a cooperative agreement with the Cleveland Port Authority for the Victoria Place and Grand Riverwalk projects. The Cleveland Port Authority has a bond fund which we do not have. This is for TIF bond projects for about \$6.7 million for each project. We will negotiate our fees in the agreement. We are still going ahead with our capital lease bond for the Grand Riverwalk project, this will be a part of the capital stack. Chagrin River walk received \$6 million and working through their new loan. Goodwill paid off their bond balance of about \$3.1 million on their 10th anniversary. We received 45,500 tons into the sediment facility from the dredging and will get our portion of the tipping fees later this month.

Coastal Development – Miss Keister, Director of Planning and Development reported that she is working through the Fairport Harbor project with monthly meetings to push through the engineering and permitting. For Mentor Harbor, we reported we did not receive \$3.5 million for Mentor Harbor, but we did. Mr. Anderson added that in the end, the bill included 20 projects and ours was included. It is for \$3 million and requires a local match of \$500,000.00. We have a first draft of the wall design and are tweaking some things. Miss Keister continued stating that we are in the processing of permitting now which takes a long time. We have had a conversation with Grand River about their redesigned landscape for downtown. Council has passed a resolution in support and we are working with them to assist with funding. Peter Zahirsky, initially started this to improve the area, but now it has gained support. We did submit the Mentor Innovation site property in Lake County to JobsOhio for Site Ohio Authentication.

Other Economic Development Business: None

Resolutions and Motions:

- a. 2023-24: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Execution and Delivery of a Cooperative Agreement with the Cleveland Port Authority in Connection with Grand River Walk and Victoria Place Development. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-20 as presented. The motion was approved with an 8-0 vote.

New Business: None

Board Remarks: Mr. Ufran commented that if our terminal building progresses, we should be reaching out to local business to spur interest. Mrs. Fulop added that we have been working with the FBO and their charter department. They are aware of companies that would like to utilize LNN and we will reach out to them with the improvements as well.

Adjournment: A motion was made by Mr. Siegel and seconded by Mr. Struna to adjourn the public meeting at 3:58pm. The meeting was adjourned by consensus.

Respectfully submitted by:
Patty Fulop
Administrative Assistant