



Shaping the future  
of Lake County

**2017**  
**YEAR IN REVIEW**

# GRAND RIVER VALLEY NEW MADISON HOTELS



**UNDER CONSTRUCTION**



**PLANS APPROVED**

In 2015 The Lake County Ohio Port and Economic Development Authority together with the Lake County Visitors Bureau and the support of the County Commissioners engaged Hospitality and Leisure Associates to conduct a market study of five potential hotel sites in Lake County.

The results of those studies are bearing fruit as the first of the sites to land a hotel has begun construction in

Madison. A \$10 million dollar 81 room Holiday Inn Express is under construction at I-90 in Madison Village.

Plans for an \$11 million 82 room Hampton Inn have been approved by the Village of Madison. These new hotels will benefit the wineries of Lake and Ashtabula counties with new rooms for their visitors. The diligent efforts of Madison Village made these hotel projects a reality.



*Photo by Debonne Vineyards*



## CHAIRMAN'S REPORT

The year 2017 allowed us to look back on our first decade as the Lake County Ohio Port and Economic Development Authority. It was created by the Lake County Commissioners in 2007, evolved and has become known as a strong resource for business leaders and local government officials alike. As we began our second decade, it became clear to the Board that we needed to develop a long range plan that would help guide the staff and Board of Directors to continue growing economic opportunities and improving the quality of life for the citizens of Lake County. After interviewing top firms we hired Silverlode Consulting, an economic development and site selection firm, to facilitate the process. They gathered information by interviewing Lake County's business and political leaders as well as Board members and staff. This information was combined with numerous statistical data and reports that Silverlode compiled into a working document of recommendations. It is a 10 year strategic plan with specific recommendations for years 1 and 2, and through the balance of the decade. It will serve the Port Authority well as we move forward.

There were several highlights during 2017 that deserve mentioning. One of the most important was the Commissioners' passage of the hotel bed tax increase. This minimal 2% increase will provide approximately \$ 500,000 annually to help fund projects within one mile of Lake Erie's shore line with the intention of using and improving our access to Lake Erie. The Port is working with several lake shore communities to evaluate potential projects that will maximize economic return on investment. This offers tremendous opportunity for coastline projects that otherwise would rarely come to fruition and will help the Port Authority achieve the vision of the 2005 Coastal Plan.

The Port Authority has completed a very active and productive year in our Bond Finance activities, acting as a strategic partner in 3 major development initiatives. The Port issued Revenue Bonds for the Lake County YMCA (new facility in Willoughby), Tapestry Wickliffe, LLC (167 unit senior assisted living and memory care facility in Wickliffe), and De Nora Tech, Inc. (a new production facility in Mentor). These projects totaled over \$70M in Bond financing in support of significant investments by these entities, bringing up to 250 new jobs to Lake County.

One of the most important issues facing Lake County is the retention of our best and brightest youth. This is key to continued growth and opportunity for its residents. A millennial's approach to their adult lives is somewhat different from previous generations. They often choose a place to live first, and then find a job in that area, as opposed to moving for the job. Lake County has much to offer: reasonably low cost of living, Lake Erie's amenities, dozens of metro parks, wineries, etc.

Housing is a key element to consider in attracting and retaining the workforce needed for Lake County's vibrant commercial and industrial businesses. A possible part of the solution that the Port Authority is testing is a project called "The Better Flip." The Port Authority teamed up with Auburn Career Center's Architectural and Construction departments to take renderings of post-WWII bungalow homes in Lake County's west end communities, and converted them into desirable homes for millennials. Millennials prefer open concept living spaces. Auburn's architectural students were assigned different homes to evaluate. They then created renovation drawings and actual scale models of what the homes would look like in an open concept, which may include a small addition to

the existing homes and modern amenities. The idea is to help home remodelers or house flippers think outside of the box beyond new flooring, paint and countertop replacement. Auburn Career Center held an open house event in which students presented their projects to the public, including politicians, building inspectors, and home remodelers. The concept was very well received.

Lost Nation Airport is currently going through the process of developing its Master Plan that will be the blueprint for potential upgrades over the next decade. This process is very deliberate with FAA direction that encourages public comment. We also continue to make safety improvements utilizing FAA and ODOT grants. These improvements have helped increase air traffic and income, and have led to discussions for further development.

Another exciting Port Authority story for 2017 is the expansion of our Board from seven to nine members. Given the momentum the Port has experienced in the last few years, it was apparent to the Lake County Commissioners that an increase in size would be beneficial. Mark Freeman of Mentor and Nathan Hicks of Madison are welcome additions to an already talented Board of Directors.

I want to personally thank the entire staff for their continued commitment to excellence and professionalism in serving the Board of Directors, and more importantly the citizens of Lake County.



Arthur Lindrose  
Chairman

## DIRECTOR'S REPORT

2017 marked the 10th year anniversary of the founding of the Lake County Ohio Port and Economic Development Authority. It was a record breaking year as we issued nearly \$ 100 million dollars in bond financing for the Lake County YMCA in Willoughby, Tapestry Assisted Living and Memory Care in Wickliffe and DeNora Tech in Mentor.

We were recognized by the State Auditor's Office with the Auditor's Award for our 2016 audit. The diligent work and efficiency of Timothy Cahill and Debbie Connor brought this recognition to the Lake County Ohio Port and Economic Development Authority.

2017 saw continued progress at Lost Nation Airport as Airport Manager Patty Fulop secured additional FAA and ODOT Aviation grants for new snow removal equipment and taxiway and apron improvements. The airshow returned to rave reviews. Reflecting on the operational and maintenance improvements, the number of based aircraft continue

to increase and take advantage of Lost Nation's location as Lake County's Executive Airport.

The big news this year was the 2% increase in the hotel bed tax from 3% to 5%. The Commissioners voted to take advantage of the opportunity created by the State Legislature and increased the tax. Most of this increase comes not from Lake County residents but from visitors. It will produce annual income of \$500,000 to be used for Port Authority Lakeshore Improvement projects within 1 mile of the shoreline. We look forward to leveraging these funds to accelerate the coastal improvements envisioned by the Coastal Plan.

The workforce needs of today and tomorrow represent an increasing challenge. We are pleased to support the efforts of Nextwork and AWT to develop future workers for our manufacturing community. The need to attract young professionals and revitalize the post WWII bungalows of western Lake County

is critical to our future. In 2018 the Port will take on the challenge of reimagining these houses as Millennial Smart Homes as a part of our Better Flip program.

As I approach my 5th year as Executive Director I would like to thank the Commissioners for their support of our efforts as the County's economic development department, our board of incredibly talented volunteers who challenge us to have a bigger impact on the Lake County economy and our staff of Timothy Cahill, Peter Zahirsky, Patty Fulop, Debbie Connor and Faith Andrews who help make everything happen.



Mark Rantala  
Executive Director

Photo by Brian Fowler







## 2017 LOST NATION AIRPORT

It seems like only yesterday that the Lost Nation Airport sponsorship duties were passed from the City of Willoughby to the Lake County Ohio Port and Economic Development Authority, yet as we look back on these three short years many improvements have been implemented and many plans for the future put in place. Since taking over the airport the Lake County Ohio Port and Economic Development Authority has received over \$1,591,000.00 in Federal, State and local grants for airport improvements. In 2015 we saw the addition of an Automated Weather Observation Station and major repairs to the main runway. 2016 continued runway repairs with a facelift to the airport's cross wind runway and the beginning of an upgrade to the snow removal fleet. The most recent study of all Ohio Airports revealed that the Lost Nation Airport plays a significant role in the economy of Lake County and contributes 117 jobs, \$2.8 million in payroll and a total economic output of \$9.4 million and continues to grow.

In 2017 Additional repairs to the taxiways and terminal apron were completed with the assistance of the

Federal Aviation Administration (FAA) and the Ohio Department of Transportation Office of Aviation with a grant in the amount of \$128,643.00. In September meetings open to the public were held to reveal progress on a Master Plan for the airport and to receive input from residents to help shape the future of one of Lake County's greatest assets and economic driver, Lost Nation Airport. More public input is sought and for anyone wishing to weigh in, facts and public comment sheets can be found at <http://lcport.org/lost-nation-airport>. Funding was also obtained from ODOT Office of Aviation for an obstruction removal grant of \$111,700.00 for work which will begin in 2018.

The fun for pilots, kids and local residents began the first week of June with a Young Eagles Rally held at the airport where youth ages 8-17 took advantage of local pilot's generosity and were given free airplane rides. Pilots donate their time, aircraft and fuel to allow local youth to experience, many for the first time, a ride in a general aviation aircraft. The event included a pancake breakfast which gave many local residents the opportunity to visit the airport and see various aircraft on display.

July brought about the return of an awesome airshow with many military aircraft, medical helicopters and show planes that got the attention of thousands of visitors who enjoyed a weekend full of food and fun.

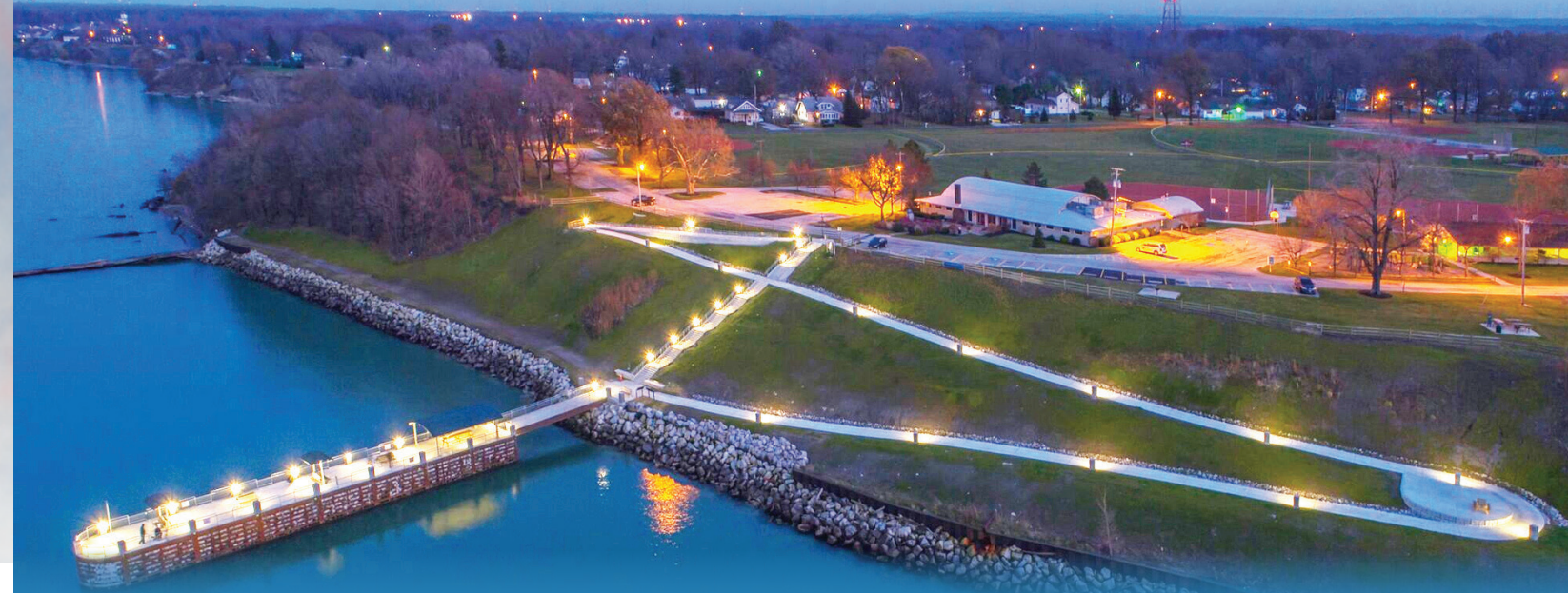
In August we had back to back treats for the public. The first weekend a Wings and Wheels vintage aircraft and automobile show was held and the second weekend the airport welcomed a nostalgic 1939 Ford Tri-Motor Aircraft for a delightful ride experience on an airliner that served the Lake Erie Islands as the first luxury liner of its day. The airport was also a venue for career days for local schools giving the students an up close look at a variety of aviation related jobs.

Patty Fulop  
Manager of  
Lost Nation Airport



Photos by Brian Matz  
Aerial Aspects Photography

## COASTAL DEVELOPMENT



### METROPARKS PIER

The most exciting lakefront development in the County in 2017 was the opening of Lake Metroparks pier at Painesville Township Park. While not a Port Authority project, the pier advances the vision of the Coastal Development Plans and creates a catalyst for future developments. It's also a first-class public amenity and unique landmark on the County's 31 miles of shoreline. The pier can be accessed via an ADA-compliant path and extends out 200 feet over the water. While the pier is a favorite spot for anglers of all ages and

skill levels, it has broad appeal with its exceptional views of Lake Erie sunsets and opportunities to see a variety of bird species. Lake County is fortunate to have a number of organizations working in concert to respond to public demand for expanded and improved access to Lake Erie. Entering 2018, the Port Authority looks forward to continuing its strong working relationship with Lake Metroparks.

### STANTON PARK

In 2017 the Port Authority began working with Madison Township to undertake a shoreline stabilization project at Bill Stanton Community Park. Before the project began, Madison Township had \$491,000 available, remaining from the original federal funds allocated to purchase the park. The Port Authority then successfully requested \$300,000 from the State of Ohio in the last capital budget cycle. After a competitive request for qualifications, the Port Authority and Madison Township selected CT Consultants to com-

plete the engineering portion of the project. Geotechnical and groundwater analysis are underway, and the project stakeholders hope to begin construction by the summer of 2018. The aim of the project is to re-grade the slope of the bluff and install a drainage system, both of which will help slow the dramatic erosion that has taken place at the park over the years. High lake levels and wave activity resulted in losses of as much as 30 feet inland from the edge of the bluff in 2017.

Photo by Andrew Cross



## BED TAX

The biggest development for the Port Authority in 2017 in its implementation of the Coastal Development plans was the adoption of an increase in the County's hotel lodging tax which is pledged solely for Port Authority capital projects undertaken within one mile of Lake Erie. Made possible by a change in state law, the increase falls primarily on guests at hotels in Lake County and will generate approximately \$500,000 per year towards projects that expand or enhance public access to Lake Erie and spur economic activity. The

## ERIE ROAD PARK

The Port Authority has been working with the City of Eastlake, the Eastlake Port Authority, and Chagrin River Watershed Partners to undertake improvements at Erie Road Park, which is adjacent to the Chagrin River. Canoes and kayaks are available to rent at the park during the summer season and patrons can paddle up the river to Lake Erie. In 2017, Chagrin River Watershed Partners won a grant from

legislation that allowed the increase also directed that all projects funded with the proceeds receive approval from the Board of County Commissioners. The Port Authority has developed an application and scoring sheet to evaluate and prioritize projects to be recommended to the Commissioners for funding. The annual applications were distributed in late 2017 and evaluations will begin in 2018.

the Cleveland Foundation for the design and installation of permeable pavers around the canoe and kayak launch area that will help make it more accessible. The grant will also fund plantings along the riverbank that will help prevent erosion and protect the integrity of the park.



## FAIRPORT HARBOR

## COASTAL MANAGEMENT ASSISTANCE GRANT

In 2016 the Port Authority won a Coastal Management Assistance Grant from the State of Ohio to undertake a study of how recreational opportunities could be expanded at the eastern end of the Fairport Harbor Beach Park, which is operated by Lake Metroparks. The popular park sees over 250,000 visitors each year to the beach and concession facilities on the western side, but the eastern side offers little recreational opportunity as it is mainly a gravel parking lot with a shoreline protected by rubble. The Port Authority hired Environmental Design Group (EDG) to undertake the study. EDG solicited public feedback through the Fairport Harbor Waterfront Advisory Board, and also worked with staff at Lake Metroparks to understand their needs relative to operating the park. In the end, it was determined that a lakefront trail/promenade would be the best use. Over the summer of 2017, EDG documented the existing conditions

on the lakeshore and created renderings of the various sections of the trail. The trail could incorporate living shoreline techniques that would create new spawning habitat for the fish species that are popular with Lake Erie anglers, and could potentially be extended along the shoreline to connect with the walkway which leads to the new pier at Painesville Township Park.

Peter Zahirsky  
Director  
of Coastal  
Development



## JET SKI

In 2017 the Fairport Harbor Fire Department reached out to the Port Authority and requested assistance in seeking grant funds to purchase a new Rescue Water Craft (RWC) for emergencies on Lake Erie. RWC's are essentially personal water craft configured for search and rescue operations; they handle rough conditions better than larger boats and can be used more flexibly.

The Fairport Harbor Fire Department is the primary on-water responder in Lake County and covers the entirety of the County's shoreline through mutual aid agreements with other lakefront communities. Lake County already has over twenty-five public access points on Lake Erie, and as recreational activity on Lake Erie increases, so will the need for the Department's services. In 2015,

the Department responded to fourteen on-water calls. In 2016, the number rose to seventeen, jumping to twenty-five calls in 2017. Therefore the Port Authority thought it prudent to work with the Department to help it acquire the equipment it needs to carry out its mission as quickly and safely as possible.



## PUBLIC FINANCE

The Lake County Ohio Port and Economic Development Authority completed a very active year of Public Finance activity, closing three new bond transactions and seeing one project come to completion.

The Port issued a total of \$106,000,000 in Taxable and Tax Exempt Revenue Development Bonds to support the financing of these four Lake County Projects.

## FOUR LAKE COUNTY PROJECTS

“CLOSING THREE NEW BOND TRANSACTIONS AND SEEING ONE PROJECT COME TO COMPLETION.”

### The Lake County YMCA

The Port Authority worked with the Lake County YMCA to assist with structuring the financing for a new YMCA facility in Willoughby; issuing \$8,000,000 in Bank Qualified Tax Exempt Development Revenue Bonds. The transaction closed in May 2017. The YMCA will borrow up to this amount to help fund the costs of acquiring, constructing, furnishing and equipping the new facility to be located at 36909 Ridge Rd. in Willoughby, replacing the current aging facility. The new “West End Y” is being built in collaboration with The Willoughby-Eastlake City School District and the City of Willoughby to combine their new building with the new South High School and Willoughby Senior Center onto one campus location.



### Tapestry Wickliffe, LLC

Recognizing a critical healthcare need in our community, the Tapestry Senior Living Companies approached the Port Authority for project assistance in early 2017. Tapestry Wickliffe, LLC. will renovate and construct a 167 unit senior assisted living and memory care facility on the site of what was most recently the Mosley Select Suites in Wickliffe. In October 2017, The Port Authority issued \$49,030,000 in taxable and tax exempt Lease Revenue Development Bonds to assist in the site acquisition, construction and improvements. It is expected to open in the Fall of 2018. When completed, the project is expected to create up to 100 new healthcare and service industry jobs.

### De Nora Tech LLC.

De Nora Tech LLC. looked to Lake County when deciding to build a new and expanded manufacturing facility. The Port Authority provided assistance in site selection and information on financing options. In December 2017 the Port Authority issued \$17,000,000 in Lease Revenue Development Bonds to Capannoni USA, LLC., an affiliate company of De Nora Tech, to assist in the financing of the new 110,000 square ft. manufacturing facility located at 6300 Tin Man Rd. in Mentor. When fully operational, the company will bring over 130 new jobs to Lake County.



### The Lake Health Mentor Wellness Campus

The Port Authority was a strategic community partner and critical financial resource for the development of a new community health and wellness complex located at 8655 Market St. in Mentor. The 85,000 square ft. facility was constructed, developed and leased by Lake Mentor Properties LLC., and is operated by Lake Health. The Port Authority helped to facilitate the site assembly, and provided long term financing for the developer by issuing \$32,812,000 in Lease Revenue Development Bonds. They were issued in September 2016, with construction completed and ribbon cutting in December 2017. The facility is projected to create 75 new jobs, and employ a total of 150.



Tim Cahill  
Director of  
Public Finance  
& Controller



## AUDITOR OF STATE AWARD



The Port Authority was awarded the “Auditor of State Award” following the most recently completed financial audit by the State of Ohio. This distinction is given to recognize those entities who have exhibited excellent record

keeping and file timely financial reports in accordance with GAAP, as well as receive a “clean” audit report.



### LUBRIZOL CORPORATION OPENS PAINESVILLE TOWNSHIP DRUM FACILITY

The 180,000 square foot state-of-the-art drumming facility and warehouse was part of a larger investment by Lubrizol in the Painesville Township facility. The effort was supported by tax abatement from Painesville Township that retained 307 jobs and added 24 new jobs. It was the largest new industrial building constructed in the County in 2017.



### LIVIN' LAKE VIDEO

For the third year in a row, the Port Authority worked with the students in the Auburn Career Center Interactive Media class. The students created a two-minute video that highlights the many items that make Lake County a great place to live. The Livin' Lake video will be posted on our web site.

### "THE BETTER FLIP"

The 1950's bungalows of western Lake County were the focus of a class project by the students of Auburn Career Center's Architecture and Project Management class. The students re-imagined the homes as a 2017 millennial friendly house. The project was labeled "The Better Flip" and was intended to demonstrate the possibility of making these homes attractive for a new generation of families.



## Total Grants Received 2007 - 2017 \$4,471,285

2017	FAA	\$115,778
2017	ODOT Aviation	\$6,433
2017	PEP Insurance	\$499
2017	Watercraft Rescue Vehicle	\$15,000
2016	CMAG Coastal Study Grant	\$50,000
2016	State Capital Budget Grant Stanton Park Shoreline	\$300,000
2016	FAA Snow Plow Equipment Grant	\$296,640
2016	FAA Master Plan Grant	\$436,445
2015	FAA Runway 5-23 Renovation Grant	\$438,680
2015	ODOT Aviation Runway Renovation 10-28	\$276,810
2014	Lake Geauga Fund	\$60,000
2014	Fairport Harbor Lakefront Bikeway	\$25,000
2012	Clean Ohio Grant / Coe Manufacturing Clean-up	\$1,200,000
2008	Coastal Projects	\$1,250,000
<b>Total</b>		<b>\$4,471,285</b>

## 2018 PORT AUTHORITY BOARD



Arthur Lindrose  
Chairman



John Uhran  
Vice Chairman



John Rampe  
Secretary



Nathan Hicks  
Board Member



Chris Madison  
Board Member



Mark Freeman  
Board Member



Bill Martin  
Board Member



John Konrad  
Board Member



Raymond Headen  
Counsel to the Port Authority

### Port Authority Board Members Past & Present

Harry L. Allen, Jr.	2007 - 2014
John Baker	2009 - 2013
Jim Brown	2009 - 2010
Edward F. Crawford	2007 - 2009
Michael C. Davis	2007 - 2008
Anthony P. Debevc	2007 - 2015
Donald Galea	2007 - 2013
Lisa M. Habe	2007 - 2013
John Konrad	2013 - Present
Art Lindrose	2013 - Present
Christopher J. Madison	2007 - Present
Bill Martin	2016 - Present
Rita McMahon	2013 - 2017
John Rampe	2015 - Present
Eric Schnur	2010 - 2016
Mark Freeman	2017 - Present
Nate Hicks	2017 - Present
John Uhran	2017 - Present

## STAFF



Mark Rantala  
Executive Director



Peter Zahirsky  
Director of Coastal  
Development



Timothy A. Cahill  
Director of Public  
Finance & Controller



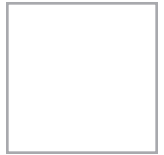
Patty Fulop  
Airport Manager





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Painesville, Ohio 44077

[www.lcport.org](http://www.lcport.org)



## OUR PARTNERS



Ohio Economic  
Development Association

INTERNATIONAL  
ECONOMIC  
DEVELOPMENT  
COUNCIL

The Lake County Ohio Port and Economic Development Authority was created in February 2007 by the county commissioners to promote projects that will provide for the creation of jobs and employment opportunities and improve the economic welfare of the people residing in Lake County. With the Commissioners' support the Port Authority provides assistance to 23 Cities, Villages, and Townships in the County. The Port Authority is also authorized by state law to enhance, foster, aid, provide or promote transportation, economic development, education, housing, recreation, governmental operations, culture or research.