



**REPORT TO THE
COMMUNITY
2023**



**LAKE DEVELOPMENT
AUTHORITY**

Accelerating Economic Growth



ARTHUR LINDROSE



DAVID E. ANDERSON

Lake Development Authority accelerates the economic growth of Lake County by providing tailored guidance and resources in the areas of financing, partnership, spaces, transportation, and community.

In short, we help people, businesses, and municipalities to thrive.

LDA Report to the Community

From Board Chair, Arthur Lindrose and Executive Director, David E. Anderson

It is our pleasure to present this Report to the Community from the Lake Development Authority (LDA). It has been three years since we last issued an annual report, due in large part to the Covid pandemic, and much has changed within our organization during that time. As you'll read in this report, we've seen new faces in key positions, as well as some familiar faces in new positions. We also went through an extensive re-branding exercise which resulted in a new name, and a renewed sense of purpose and direction.

The last three years has seen the completion of several large construction projects led by the LDA. Chief among these was the design and construction of the **North Park Sediment and Materials Recycling Facility** in Painesville Township. In partnership with Kurtz Brothers, Inc. this new \$10.5 million-dollar facility will accept dredged material from the federal channel at Fairport Harbor. We were able to secure state funding with the help and support of our state legislators and the Governor's office, and are proud to report that the project was built under budget and in time to accept dredged material this past summer. In addition to this project, the **Stanton Park Grading and Beach Renourishment Project** was also completed last year, addressing a significant safety issue for Madison Township.

We continue to work with our local communities on issues and opportunities along our lakefront. One project in particular has been extremely helpful for lakefront property owners. The formation of the **Lakefront Special Improvement District**, led by Mayors Regovich (Willowick), Fiala (Willoughby), Morley (Eastlake) and Klco (North Perry Village) has enabled lakefront property owners to acquire funding for stabilization projects. The LDA was pleased to support this effort by providing \$300,000 in escrow to support this funding. Other lakefront projects we are involved in include the **Lakefront Trail Project** from Painesville Township Park to Fairport Harbor Village, led by Lake Metroparks and the **Transient Marina Project** in Fairport Harbor. We are also working with the City of Mentor and the Mentor Harbor Yachting Club on the **Mentor Harbor Erosion Mitigation Project** to stabilize the channel walls at Mentor Harbor.

In this report you'll also read about the continuing progress of **Lake County Executive Airport** as well as our success in supporting several large economic development projects in Lake County through the LDA's unique public funding programs. All in all, we've seen some great progress in the last few years in fulfilling our mission to "raise the tide of economic development and community prosperity in Lake County."

We want to thank the Lake County Commissioners for their continued support and send our best wishes out to all of our community partners as we work together to make Lake County a great place to live and work. 



JOHN R. HAMERCHECK,
COMMISSION PRESIDENT



RICHARD J. REGOVICH,
COMMISSIONER



JOHN PLECNIK,
COMMISSIONER

A Message from the Lake County Commissioners

The Lake County Commissioners are committed to improving quality of life and the financial future of Lake County by increased efforts focused on Coastal, Economic, and Workforce Development.

The Commissioners assisted in initial funding of the proposed Lake Metroparks two-mile multi-purpose trail along the Lake Erie coastline from Fairport Harbor to Painesville Township Park. Upon completion, the 10-foot-wide asphalt trail will link Painesville Township Park to Fairport Harbor. Together, the parks attract over 500,000 visitors annually. This will be one of the longest Lake Erie lakefront trails in Ohio and this trail will improve the health of our community and provide a catalyst for further economic development in the area. Creation of the trail will provide clean and safe access to an outdoor recreation area where visitors can stay healthy by walking, running, or biking.

“The Metroparks have been a tremendous partner with this board, and the county in general. Our Metroparks are among the best in the State of Ohio. You often hear us talk about safety, and our Metroparks are safe. They’re a key reason Lake County is somewhere you can live, work, and raise a family,” said Commission President John R. Hamercheck.

Also, the Commissioners continue to partner with the Lake Development Authority to facilitate the economic development process in a way that ensures businesses have the necessary tools to successfully enhance their operations and business ventures.

Commissioner John Plecnik added, “I will continue to put economic development at the forefront of priorities for the County Budget. By using economic development to grow the tax base in Lake County, the Board will be able to provide outstanding services to its residents without raising taxes.”

The County also continues to partner with multiple agencies such as OhioMeansJobs Lake County, the Alliance for Working Together, Auburn Career Center, and Lakeland Community College to promote workforce development in Lake County.

“Since the time I became Mayor and now as Commissioner, one of the things we focused on was improving access and education to rewarding careers in Lake County for our young people,” said Commissioner Richard J. Regovich. “We need to continue this important initiative to ultimately become an even better destination for businesses looking to relocate by providing a world-class workforce.” *~*

The Lake Development Authority has received the Auditor of State Award for a clean audit report in 2022.





State Approves Funds for Lake County Dredging Facility

New facility will allow dredging of Fairport Harbor to be re-instated

In the Spring of 2021, the State of Ohio's Office of Budget and Management Controlling Board authorized \$47 million to fund the construction of Sediment Recycling Facilities across the State of Ohio. Sometimes called a confined disposal facility (CDF), a CDF is an area specifically designed for the containment of contaminated dredged material from Lake Erie that provides control of potential releases of contaminants to the environment.

The need for these facilities was prompted by ORC 6111.32 which bans the disposal of dredged sediment from federal navigation channels into Lake Erie. As a result, the dredging of the Grand River in Fairport Harbor came to a halt in 2021. This posed a significant economic problem for the county because Fairport Harbor is Lake County's only commercial port. The Port provides about 170 jobs and handles \$371 million of commodities each year, totaling 1.9 million tons annually.

A loss of 1-2 feet of channel depth would increase transportation costs for local businesses by over a million dollars. The impact would be felt by major employers such as Morton Salt, Osborne Concrete and Stone, Carmeuse Lime & Stone, and R.W Sidley.

The State funding came through Ohio's allocation of the American Rescue Plan Act (ARPA) funds. Lake County officials worked very closely with Governor Mike DeWine, Senators Jerry Cirino and Matt Dolan and the Ohio Environmental Protection Agency to secure \$11.3 million to construct the North Park Sediment Recycling Facility here in Lake County.



Groundbreaking for the North Park Sediment Recycling Facility. Pictured Left to Right: Jason Boyd, Commissioner Hamercheck, Jason Ziss, Commissioner Plecnik, Rick Costello, David E. Anderson, Patrick Mohorcic



The Lake Development Authority (LDA) was tasked by the Lake County Board of Commissioners to lead this project located in Painesville Township. LDA is the economic development arm of the Lake County Commissioners whose mission is to accelerate economic growth in Lake County. In this role, we are also responsible for implementing the Lake County Coastal Development Plan.

In 2021, LDA entered into a Design, Build, and Operating agreement with Independence based business Kurtz Brothers Inc. to design, construct, and

maintain operations at the facility. Kurtz is a Family-owned waste-to-resource company with 74 years of experience operating throughout the State of Ohio and the Midwest. They are a multi-faceted industry leader in bulk material production and distribution, beneficial reuse, and waste stream management.

As an added benefit of this project, Kurtz Brothers granted an easement to Lake Metroparks for a Lakefront Trail, connecting Painesville Township Fishing Pier to the Fairport Harbor Beachfront Park. This has been a long-term project for Lake Metroparks that the North Park Sediment Recycling Facility will help come to fruition. The proposed trail will be 2.5 miles long and will be one of the longest lakefront trails on the Great Lakes, providing another world-class amenity to Lake County residents.

Construction began in April of 2022 and over 78,000 cubic yards of sediment was received from late September 2022 through October 2022. Furthermore, Lake Metroparks has primarily completed the design and engineering for the trail on the property and expect to begin construction on a portion of the trail in 2023. Dredging is expected to happen again next year before returning to its bi-annual dredge cycle in 2024. 



North Park Sediment Recycling Facility

\$1.3 million Awarded to Lake County for Brownfield Remediation

Nearly \$350 million in funds were made available to the Ohio Department of Development through the 2021 state biennium budget bill, House Bill 110, for Brownfield Redevelopment Projects. Funding of \$1 million was set aside for each county in Ohio. The Brownfield Remediation Program was created to award grants for the remediation of brownfield sites throughout Ohio, with the goal to assist in the remediation of hazardous substances or petroleum at an industrial, commercial, or institutional property. Remediation includes the acquisition of a brownfield site, demolition performed at a brownfield, and the installation or upgrade of the minimum amount of infrastructure that is necessary to make a brownfield operational for economic development activity. Lake County received over \$1.3 million dollars of funds to accelerate catalytic development projects in several of our communities. Below are the projects that were awarded to Lake County according to the Ohio Department of Development's press release on June 17th, 2022.



UPTOWN MENTOR LLC

Project Name: Uptown Mentor

Amount Awarded: \$119,745

Project Type: Cleanup/Remediation

Made up of six previously separate parcels, this property occupies four acres in Uptown Mentor. Multiple structures exist on the property that are dilapidated and an eyesore to the community. Prior to becoming vacant, these buildings were home to Mentor Hardware, a fitness studio, and temporary construction offices. Brownfield Remediation Program funds will include isolating and plugging a methane gas leak and excavating soil on the property. After remediation, the property owner plans to demolish the remaining buildings and redevelop the site as part of the Uptown Mentor Development, a pedestrian-friendly, mixed-use development with restaurant and retail space, offices, and recreation space.



PAINESVILLE TOWER LLC

Project Name: Lake National Bank Building

Amount Awarded: \$655,000

Project Type: Cleanup/Remediation

The former Lake County National Bank Building was constructed in 1957 and 1967, respectively, and consists of the original three-story building and the later five-story addition. The property has been occupied by many banks throughout its history, most recently Chase Bank, but has been vacant for many years. Remediation on the site includes the abatement of asbestos present throughout the property. After remediation, rehabilitation work on the site will commence, redeveloping the property as dormitory-style housing for students of nearby Lake Erie College.

CITY OF PAINESVILLE

Project Name: Painesville Plaza Hotel Site

Amount Awarded: \$613,113

Project Type: Cleanup/Remediation

Originally developed as early as 1884, numerous operations have occurred on the site, including the Painesville Brewery, the U.S. Metallic Binding Company, and a Holiday Inn built on the site in 1969. The property has primarily been vacant since 1975. Remediation activities include the removal of lead-contaminated soil and installation of a groundwater use restriction. After remediation, the property will be redeveloped as a mixed-use development, including a 120-unit apartment building and 20,000-square-feet of retail, restaurant, and brewery space.



LDA Bond Financing Program Continues to help Facilitate Investment and Create Jobs in Lake County



OMNI Vitalia Senior Living

In January 2022 The Lake Development Authority closed on a Bond transaction that was over 3 years in the making; providing \$36,000,000 in Capital Lease Revenue Bond financing for OMNI Vitalia Senior Living. The project is located on approximately 27 acres at 8180 Mentor Hills Drive, Mentor Ohio. It is designed to meet the needs of the senior community in Lake County and beyond.

When fully developed, the project will consist of 89 independent living, 44 assisted living, 16 memory care units, and up to 60 active adult villas. The common areas will include a swimming pool, fitness center, club room and other amenities.

Adding to the ongoing mission of the Lake Development Authority to provide high quality of life for all citizens of Lake County, the OMNI Vitalia Senior Living community project offers desirable lifestyle options that empower local seniors to live life on their own terms in an environment that meets their individual needs.

Once complete, the project will bring approximately 64 new medical and service jobs to the area and provide increased tax revenues for the benefit of the surrounding community.

OMNI anticipates welcoming residents by mid-year 2023.

The Residences at Chagrin Riverwalk III

The Lake Development Authority working with Marous Development Group assisted by providing \$21,000,000. in capital lease revenue bond financing for the 166-unit CRW III luxury apartment complex located on Mentor Avenue near Downtown Willoughby, Ohio. It is the third and final phase of the Chagrin Riverwalk Development project which will provide a total of 431 living units.

In addition to the luxury apartments, the complex will include a fitness center, resort style pool, community entertainment room, coffee bar, dog washing station and EV charging stations to accommodate its residents.

The Residences at Chagrin Riverwalk III will provide needed rental housing for the growing population of people looking to relocate to Lake County; and specifically, to the beautifully redeveloped Historic Downtown Willoughby area. The increase in population



will have a positive impact on surrounding businesses via an increase to the local consumer population, and aid in the attraction of new businesses and development projects to meet the needs of our growing marketplace.

Since inception, the Lake Development Authority has issued in excess of \$200,000,000. in Bond financing to help businesses grow and our community prospering in Lake County.

Lake County Commissioners Announce Opportunity Lake County Website

PAINESVILLE, Ohio, August 30, 2022—
The Lake County Board of Commissioners is proud to announce the launch of the Opportunity Lake County website.

The project has been a collaboration between local workforce, economic development, and education partners to develop an exciting new way for connecting the workforce to local opportunities right here in Lake County, Ohio. This website aims to become a talent attraction piece for Lake County and its employers providing links to education, housing, transportation, and careers in Lake County. The Opportunity Lake County website will be used as a hub that will link various partners like the Visitors Bureau, Lake Development Authority, and the Lake County MetroParks.

“This project is a perfect example of showcasing what Lake County is all about from a workforce perspective,” noted Commissioner John Hamercheck. “Every initiative

this Board funds, from law enforcement to economic/coastal development, puts Lake County in a great place to attract new residents and new members of the workforce. I see this as one of the top priorities for this Board for years to come.”

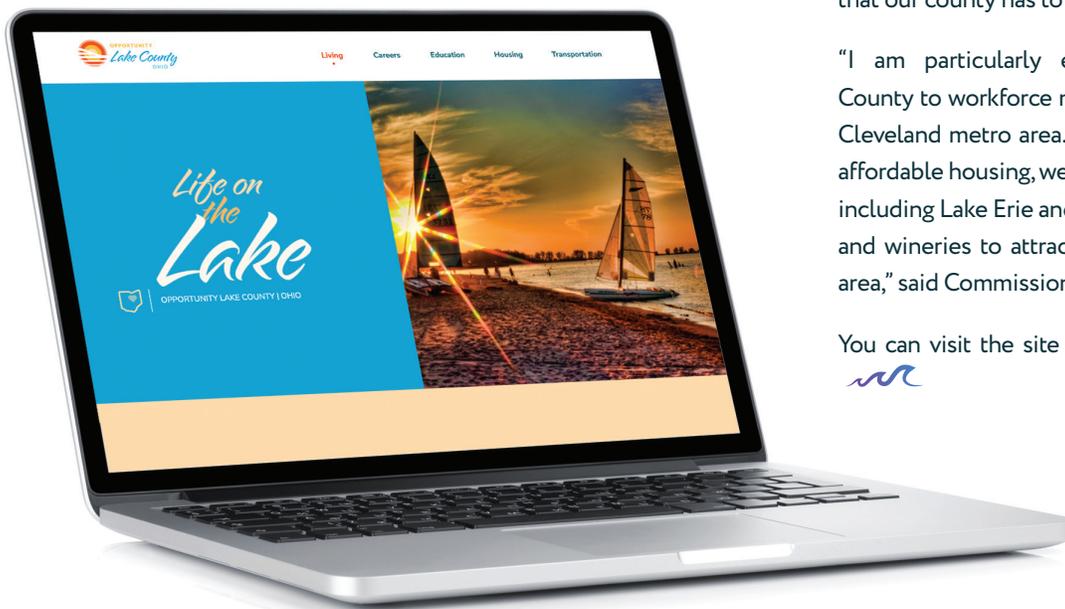
Funding for this project was made possible by grant dollars and is focused on workforce outreach in our community. The website, Opportunity Lake County, will also be used to highlight community workforce initiatives through news & event stories, local career success stories, employer spotlights, and links to our valued partner agencies.

“As many of you have heard me say, Lake County is the best place to live, work, play, and retire. This project encapsulates all of those qualities, showcasing our area to potential new workforce members from all over the Country. I thank Director Vojack for his leadership in this project,” stated Commissioner John Plecnik.

Currently, the website will serve as a landing page for digital talent attraction campaigns that will help showcase all of the exciting and plentiful opportunities that our county has to offer to the regional workforce.

“I am particularly excited about showcasing Lake County to workforce members outside of the traditional Cleveland metro area. Lake County has a great blend of affordable housing, well-paying jobs, and many amenities including Lake Erie and associated coastline, Metroparks, and wineries to attract new workforce members to our area,” said Commissioner Mark Tyler.

You can visit the site at opportunity.lakecountyohio.gov.



Lake County Executive Airport Receives \$1.2 Million in Grant Funding

PATTY FULOP, MANAGER

The Lake County Executive Airport, located along Lost Nation Road in Willoughby, has had a very exciting year and looks forward to many exciting projects in the coming years. The airport has been sponsored by the Lake Development Authority and the County of Lake, Ohio since October 8, 2014 when ownership was transferred from the City of Willoughby.

Though the airport itself was an essential business and never shut down during the pandemic, there were many voids and changes in their operations. Absent for a couple months were the Lost Nation Sports Park, a sports and recreation complex located on airport property and Vector Aviation, a flight training facility inside an airport hangar that is usually hustling and bustling. Both businesses were ordered to suspend operations. While there were no social or public events held during 2020, the charter jet operations still flourished.

Future airport planning for economic growth continued, and in 2020, the airport was able to secure \$115,737 in FAA grant funding and \$35,803 in ODOT funding for airport development and operations. Events returned in 2021 with a pancake breakfast along with our Wings & Wheels car and air show. Both events were exceptionally well attended and the airport received \$750 from the Lake County Visitor's Bureau in grant funds for those events.

Grant writing continued in 2021 and ODOT, Office of Aviation, awarded the airport with \$57,100 to remark the runways. In addition, the FAA generously approved grants for taxi lane improvements and operational expenses totaling \$645,551. Our Board of County Commissioners provided the needed grant matches to accept those awards. Both the Lost Nation Sports



Park and Vector Aviation reported very good years in 2021 as the public was anxious to get out and be active again.

2022 was another great year for the airport with increased jet traffic, corporate hangar construction, and awesome events, including:

- A pancake breakfast with youth stations and free airplane rides, sponsored by the Experimental Aircraft Association Chapter 5.
- Our annual Wings and Wheels air and car show, sponsored by Classic Jet Center and Carver Financial Service
- Perry sixth graders were welcomed with a hands-on experience including flying drones, trying their skills on a flight simulator, building their own rivet plane and learning the components of a cockpit and parts of an aircraft.



Grant funding was also received from the Lake County Visitor's Bureau to assist with these events.

More projects were approved for grant funding in 2022. ODOT provided \$91,137 to remove power pole obstructions from the runway protection zone and the FAA assisted with design studies for runway rehabilitation slated for construction in 2023 in the amount of \$248,062.

Patty Fulop, airport manager, said "the Lake County Executive Airport is a busy place these days with over 90 based aircraft and averaging over 44,000 operations per year." She credits much of the airport's success to the support of the Lake County Board of County Commissioners and the Lake Development Authority Board of Directors. 



2022 BY THE NUMBERS

Team
neo Support in
Lake County
Amounted to

\$795,000
Between 4 Projects



Reported 2022 Metrics in
Lake County Business Support

4 Total Records

225 Total Jobs Retained

110 Total Jobs Created

Total Jobs Created Payroll
\$7,550,000

Total Fixed Asset Investment
\$24,867,740

2022 Staff Updates at Lake Development Authority

The Lake Development Authority adjusted staff roles with the promotion of Patrick Mohorcic to Director of Public Finance and CFO, replacing Timothy Cahill in 2022. Cahill transitioned to a part-time position as bond and public finance advisor. Myranda Keister was hired in March of 2022 to take on Mohorcic's previous position of Director of Planning and Development.

Tim Cahill is a native of Lake County and a graduate of Marquette University, with an MBA from Lake Erie College. Mr. Cahill brings to his position over 25 years of commercial lending and community development experience and a network of relationships in Lake County. His expertise is invaluable to LDA's bond and financing programs. During his employment, he has facilitated over \$173 million in capital lease financing which in turn created nearly 600 jobs for Lake County. In his role, Tim provides support to all LDA departments. He is instrumental in the Lake Development Authority's Business Retention and Expansion program, providing and connecting resources to the business community in Lake County.

Patrick Mohorcic is the Director of Public Finance for the Lake Development Authority (LDA). He provides outreach to companies throughout the community regarding business financing options including the LDA's bond financing programs, PACE energy efficiency financing, the CROP loan program, and other financing options. He also serves as the Lake Development Authority's Chief Financial Officer, managing the budget and finances of the LDA and the Lake County Executive Airport. His responsibilities also include serving as LDA's Assistant Secretary to the Board of Directors.

Previously, Patrick was the Deputy Director for Planning and Development, focusing on strategic physical development initiatives around Lake County and implementing Lake County's coastal development plan. Patrick was also previously the Director of Workforce Development for the Lake County Board of Commissioners and the Economic Development Manager for the Lake Development Authority.

Patrick has been recognized by Crain's Cleveland Business Magazine as one of their "20 in their 20s" and was recognized as the 2019 Rookie of the Year by the Ohio Economic Development Association (OEDA) for his work in Lake County. Patrick is a Lake County resident

and currently serves as the Ward 1 City Councilman for the City of Willowick. He also serves on several non-profit boards including the Willoughby Western Lake County Chamber of Commerce, the Northeast Ohio Economic Development Exchange (NODE), and The Lake County Workforce Development Board. Patrick is a 2018 graduate of the College of Wooster and received his Master of Public Administration (MPA) in Public Finance from Cleveland State University in 2021.

Myranda Keister is the Director of Planning and Development for Lake Development Authority (LDA). She is responsible for managing the strategic physical development initiatives around Lake County, including sourcing and structuring financing, as well as, overseeing the development process. She is also responsible for directing the LDA's implementation of the Lake County Coastal Development Plan and Landside Communities Plan. Additionally, she is lead on the business retention and attraction projects undertaken with local, regional, and state partners.

Myranda was previously the Office Coordinator, Economic Development Coordinator, and later Project Manager for the Wayne Economic Development Council (WEDC). Early in her career, she focused on their \$2.3 million capital campaign; however, her responsibilities grew through the changing dynamics of the office. Myranda executed a quality development program with an emphasis on providing personalized service to new, existing, and prospective business. Through the WEDC, she successfully achieved its desired objective by supplying assistance and support to a wide range of industry. From July 2018 to December 2021, she assisted in 55 project wins and over \$148 million in capital investment.

A 2018 graduate of Kent State University, Miss Keister earned a Bachelor of Arts in Communication Studies, Interpersonal Communication and minored in Organizational Communication and Human Resource Management. She holds a certificate in the Basic Economic Development Course, accredited by the International Economic Development Council and will finish the Capstone Course as an Ohio Certified Economic Developer (OhioCED). Myranda currently has affiliations with the Ohio Economic Development Association (OEDA) and Northeast Ohio Development Exchange (NODE).

Lake Development Authority Partners

BUSINESS PARTNERS



BUSINESS SUPPORT ORGANIZATIONS



MUNICIPAL PARTNERS



Village of Grand River



KIRTLAND HILLS



Leroy Township, Ohio



THE CITY OF Painesville

Painesville Township



VILLAGE OF TIMBERLAKE



The City of Wickliffe



BOARD OF DIRECTORS



Arthur Lindrose
Chairman



John Uhran
Vice Chair



John Rampe



Wally Siegel



Bill Martin



Nate Hicks



Kevin Freese



Jim Struna



Ronald Wassum

STAFF



David E. Anderson
Executive Director



Timothy Cahill
Bond and Public
Finance Officer



Patrick Mohorcic
Director of Public Finance
and Chief Financial Officer



Patty Fulop
Airport Manager



Debbie Connor
Office Administrator



Myranda Keister
Director of Planning
and Development

Lake Development Authority accelerates the economic growth of Lake County by providing tailored guidance and resources in the areas of financing, partnership, spaces, transportation, and community.

In short, we help people, businesses, and municipalities to thrive.



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AUTHORITY**

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