

**Lake Development Authority (LDA)  
Board of Directors Meeting Minutes  
Wednesday, August 23, 2023**

**Call to Order:** Chairman, Art Lindrose, called to order the regularly scheduled meeting held at Cask 307 Winery 7259 Warner Road, Madison, OH 44057 at 3:05pm with the pledge of allegiance and roll call. Board members in attendance included Bill Martin, John Rampe (Secretary), Wally Siegel, John Uhan (Vice-chair) and Ronald Wassum. Kevin Freese attended by phone. Nate Hicks and Jim Struna were absent.

**Others in attendance:** David Anderson, Patty Fulop, Myranda Keister, Patrick Mohorcic, Brandon Dynes, Chad Felton and Jim Sfera.

**Approval of Minutes:** The members of the board were provided with electronic copies of the minutes from the July 26, 2023 meeting in advance. A motion was made by Mr. Siegel and seconded by Mr. Wassum to approve the minutes as presented. The motion was approved with a 7-0 vote.

**Reports and Communications of Officers and Committees:**

Mrs. Fulop introduced Mr. Tony Debevc, owner of Cask 307 Winery and gracious host to our meeting. Mr. Debevc gave a history of the opening of his second winery in 2019, Cask 307, and its great location. Cask 307 has popular outdoor space and people seem to enjoy sitting on the patios. He also talked about the opening of Debonne Vineyards on his family farm and the acquisition of the Grand River Winery. Mr. Debevc has worked with the Lake County Visitor's Bureau and the Grand River Valley has become a big name in the winery business. We are seeing folks coming to relax and vacation in Lake County. There has been an increase in produce markets and restaurants and he distributes information on what they can do in the area and all the wineries for their enjoyment. The wine industry is the fastest growing business in the Northeast Ohio. Their busiest time is Memorial Day through October and the visitors hop between wineries in limos and they have been a big part of creating that limo tourism niche market. The board thanked Mr. Debevc for his hospitality and continued with the meeting. Mr. Debevc was an original board member of the Port Authority. He reflected on the Commissioners putting together a board of both government and private businessmen creating an organization that served together well and gave the Port a long leash to explore ways to assist Lake County. Mr. Lindrose was the only current board member that served with Mr. Debevc.

**Approval of Minutes:** The members of the board were provided with electronic copies of the minutes from the July 26, 2023 meeting in advance. A motion was made by Mr. Siegel and seconded by Mr. Wassum to approve the minutes as presented. The motion was approved with a 7-0 vote.

Chairman's Report – Mr. Lindrose had no report.

Executive Director's Report – Mr. Anderson reported that he attended a meeting at the Glenn Springs site, today. Commissioner Hamercheck understood that there were funds available for the creation of energy solutions. Painesville Municipal Electric is already exploring the opportunities. We brought together the Cleveland and Gund foundations, NOACA, the County and the LDA to see how we could help bring additional funds for the project through our contacts. Mr. Anderson continued saying that as of yet, he

has no idea what our role will be, but the foundations were very excited. There is talk of producing 20 mega watts using about 100 acres and then making a battery farm to store large batteries on another 100 acres. Mr. Debevc interjected that he serves on the soil and water commission and a big concern is what will happen to the land that is leveled to put in the solar farm if it is abandoned. Much like the striping done with coal mines, there will need to be some regulations put in place for reusing the land. Mr. Anderson commented that the beauty of this site is that it is already flat and has little other use. Mr. Lindrose mentioned that 20 mega watts would supply power to 8,760 houses. Mr. Ubran added “in the summer” and that is why the battery project is critical.

**Public Comments:** Mr. Sferra inquired as to the results of a recent meeting between the Village of Fairport Harbor and LDA. Miss Keister clarified that we are really just working with the break water right now and still looking at design options. Mr. Sferra’s house is not a part of what we are looking at now, but nothing has been passed or is in concrete yet. Mr. Anderson added that we have been getting the money in place and have made progress there, but we are still half a year away from getting the design together. Mr. Sferra inquired as to who would make the decisions. Mr. Anderson replied that it is committee effort. Mr. Sferra noted that earlier the Port Authority mentioned that ODNR would have some say and the City of Fairport said they would approve what the Port Authority presents. Mr. Lindrose commented that he is coming to the right meetings.

**Economic Development:**

Lake County Executive Airport – Mrs. Fulop, Airport Manager, provided the board with an update on our projects which were submitted to FAA. There is a resolution on the agenda today to accept a grant from FAA for \$2,349,745.00 of which FAA will pay \$2,114,770.00, ODOT, office of aviation is expecting to pay half of the \$ \$234,875.00 match which is \$117,487.00. That leaves us with a match of \$117,488.00. We are now waiting on two additional grant awards for the Taxiway A Shift project and the T-hangar Improvements project. We will have to re-bid the runway 5/23 project as it comes up. Our terminal study is nearly ready to submit to the FAA. Once they review, we will be able to apply for the terminal grant. There is a resolution on the agenda today to submit an application for the BIL ATP grant once the Notice of Funding Opportunity is posted. I am working with Mr. Hicks son, Ethan, a sophomore at Princeton majoring in Political Science, to work on the wording that will be most politically in line with the current administration. We are continuing with a watch party for the solar eclipse and I have received a grant from the Great Lakes Science Center for \$ 1,000.00 for the event costs. They will also supply training and glasses.

Coastal Development – Miss Keister, Director of Planning and Development reported on the Fairport Harbor project which will be closing out the current design contracts and are moving on to permit contracts. We are planning on doing the break water project in phases. Mr. Mohorcic explained that the original cost estimate for the project was around \$9 million. Now phase one is over \$13 million. Design contracts have also increased and the original \$600,000.00 will be used for more design and permit costs. Mr. Rampe asked if we had any time concept for construction of the project. Miss Keister answered that permitting will take at least a year, so she expected break water construction may start late in 2024 or 2025. Mr. Mohorcic added that in order to get the permitting done, we have to have conceptual drawings done, so we are nearly there and that is why it has taken long and the costs have been higher. Myranda continued stating that we are putting together an ask for the capital budget for funding on top of the \$5

million we received earlier. For Mentor Harbor, we have a resolution today. We have been looking at the wall design and are looking at some value additions and are tweaking some things. We have had a conversation with Grand River about their redesigned landscape for downtown. The Village Council is exploring zoning and other project factors. Miss Keister noted that we did submit the Mentor Innovation site property in Lake County to JobsOhio for Site Ohio Authentication and it has been selected to go onto the 2<sup>nd</sup> round of review.

**Public Finance & Chief Financial Officer** – Mr. Mohorcic, Director of Public Finance and CFO reported that our audit is nearly completed and we will file in mid-September. There are budget adjustments on the agenda today for both the LDA and the airport. LDA did not use all the funds budgeted for the Stanton Park contractual consultant agreements, so we are transferring over \$50,000.00 of LDA funds to assist the airport with their contractual consultant projects. He went over the budget adjustments and provided copies to the board of the quarterly reports. Mr. Mohorcic stated that on the agenda today is a resolution requesting the board authorize the Executive Director to execute a Deed in Lieu of Foreclosure to transfer property from Tapestry Wickliffe to Phorcys Capital Partners, the purchaser. Painesville BZA approved a requested variance for the Tartan parking lot and we have engaged Marine Manufacturing Group about the sale of 605 Bank Street. Dalamar has paid off their 10-year lease and is exercising their purchase option. Bolt is selling the Lake Health Wellness land and will be redeeming the bonds. We received 45,500 tons into the sediment facility from the 2023 dredging cycle and will get our portion of the tipping fees of \$ 41,125.00.

**Other Economic Development Business:** None

**Resolutions and Motions:**

- a. 2023-25: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Execute and Enter into a Grant Agreement with the United States of America Acting through the Federal Aviation Administration for the Airport Improvement Program Grant Number FAA AIP 3-39-0090-024-2023. A motion was made by Mr. Siegel and seconded by Mr. Wassum to approve resolution 2023-25 as presented. The motion was approved with a 7-0 vote.
- b. 2023-26: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Submit a Grant Application to the United States of America through the Federal Aviation Administration for the FY 2024 Bipartisan Infrastructure Law Airport Terminal Program Grant for the Lake County Executive Airport. A motion was made by Mr. Siegel and seconded by Mr. Wassum to approve resolution 2023-26 as presented. The motion was approved with a 7-0 vote.
- c. 2023-27: Resolution of the Board of Directors of the Lake Development Authority Authorizing an Amendment to the Fiscal Year 2023 Budget for the Lake County Executive Airport and in accordance with such Amended 2023 Budget, Appropriating Funds for 2023 Lake County Executive Airport Purposes. A motion was made by Mr. Siegel and seconded by Mr. Wassum to approve resolution 2023-27 as presented. The motion was approved with a 7-0 vote.
- d. 2023-28: Resolution of the Board of Directors of the Lake Development Authority Authorizing an Amendment to the Fiscal Year 2023 Budget for the Lake Development Authority and in Accordance with such 2023 Amended Budget, Appropriating Funds for 2023 Lake Development Authority Purposes. A

motion was made by Mr. Siegel and seconded by Mr. Wassum to approve resolution 2023-28 as presented. The motion was approved with a 7-0 vote.

- e. 2023-29: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Enter into a Services Agreement Change Order with Mannik Smith Group to Perform Additional Design Consultation and Owner Representation Services for the Lake Development Authority in Support of the Mentor Harbor Channel Wall Revetment Project. A motion was made by Mr. Siegel and seconded by Mr. Wassum to approve resolution 2023-29 as presented. The motion was approved with a 7-0 vote.
- f. 2023-30: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Execution and Delivery of a Deed in Lieu of Foreclosure Agreement with Tapestry Wickliffe, LLC and UMB Bank, N.A., as Successor Trustee with Respect to the Transfer of an Interest in Real Property Owned by the Lake Development Authority to Phorcys Capital Partners, LLC or its Designee. A motion was made by Mr. Siegel and seconded by Mr. Wassum to approve resolution 2023-30 as presented. The motion was approved with a 7-0 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 4:05pm. 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. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 7-0 vote. Mr. Freese left the meeting at this point.

Attorney, Brandon Dynes, discussed with the board the recent unsuccessful mediation attempt of the court action taken against the Kennedy Group.

- b. A motion was made by Mr. Siegel and seconded by Mr. Wassum to return to the public meeting at 4:25pm. 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.

**Board Remarks:** None

**Adjournment:** A motion was made by Mr. Siegel and seconded by Mr. Wassum to adjourn the public meeting at 4:25pm. The meeting was adjourned by consensus.

Respectfully submitted by:

Patty Fulop

Administrative Assistant