

**Lake Development Authority (LDA)  
Board of Directors Meeting Minutes  
Wednesday, December 20, 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 3:01 pm 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, Nate Hicks was absent.

**Others in attendance:** David Anderson, Patty Fulop, Myranda Keister, Patrick Mohorcic, Brandon Dynes, Don Hart, and Commissioner Regovich.

**Approval of Minutes:** The members of the board were provided with electronic copies of the minutes from the October 25, 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 recognized Commissioner Regovich who stated he likes coming to these to hear what is happening and stressed economic development is important to him. Mr. Lindrose also welcomed Mr. Don Hart and then wished everyone a very Merry Christmas and Happy New Year. Lastly, he thanked the board members for their service.

Executive Director's Report – Mr. Anderson reported the Port had a great meeting with Industrial Development Advantage, LLC., the new owners of the First Energy site. They are very interested in working with us. They have no preconceived ideas in the development of the site. Rather they take over a site, clean it up and get paid for that. Once clean, they look at having it developed. There is interest from the county, Eastlake and Willoughby in the ½ mile of beach, the fishing pier and a rail spur for a rail to trail project. That line could connect downtown Willoughby to the Lakefront. Mr. Anderson also talked about the Riverwalk development from Wait Hill to Willoughby and how well this would continue to the lake. Mr. Wassum asked if the Metroparks has shown any interest and Mr. Anderson replied that this project would definitely be in their purview, but that we have not asked them yet. More discussion was brought up by Mr. Rampe on other organizations that were responsible for overseeing Lake County's lakefront development and the SID that now runs from Euclid to Geneva. Mr. Regovich mentioned that the commissioner's office is very in favor of all our river and lake waterfront.

**Public Comments:** None

**Economic Development:**

Public Finance & Chief Financial Officer – Mr. Mohorcic, Director of Public Finance and CFO reported that he had 5 agenda items today. Resolutions 2023-35 and 2023-36 were seeking approval for the 2024 budget for both LDA and the airport. 2023-40 and 2023-41 are the amended budgets for FY2023, which

account for appropriating additional funds received from the commissioners for Kennedy Parkway expenses and some additional revenue we received for the airport this year. Resolution 2023-42 is authorizing the issuance of Erosion Control Special Assessment Bonds. In 2021 we agreed to issued \$20 million in bank qualified bonds for the Shoreline Special Improvement District (SID). This allows property owners in the district to take out loans that are repaid through property tax assessments to make shoreline enhancements to their property. The first five million have been issued and spent. This next issuance will not exceed \$2.5 million. We have \$1.2 million project that have been identified thus far. Mr. Lindrose asked how many residents have participated, but Mr. Mohorcic did not have that number, only the dollar amounts. We will be looking at extending the preliminary agreement for Grand River Walk, the mixed-use project in Painesville, until March 15 and expect to close at that time. Mr. Lindrose inquired as to when that project will start building. Mr. Mohorcic responded saying that some site work is done and expects it will be fall until foundation work gets going.

Lake County Executive Airport – Mrs. Fulop, Airport Manager gave a quick update on the contracts for the 2023 FAA grants awarded and gave the board the good news that FAA has reversed their position on the runway pavement project and it will be able to go to bid once the Federal budget is extended through September 30<sup>th</sup> and runway 5/23 should be totally done this year. Mr. Anderson reminded the board that he expressed his dissatisfaction with the FAA for renegeing on the promised funding and praised Mrs. Fulop for staying on top of this to get the funding in place. Mrs. Fulop commented that we had help from Sherrod Brown’s office as well. Mrs. Fulop let the board know that we have engaged CT Consulting to perform a wetland study for that new development area. We have agreed with the FAA to perform a drainage study as a precursor to future projects. We are continuing with a watch party for the solar eclipse. Tim and Suzanne Cahill have agreed to be Ambassadors for us and attended training at the Great Lakes Science Center on November 15<sup>th</sup>. Mr. Cahill filled in the board about the training and the supplies he brought back. Our terminal building committee met again and we will be moving forward with JTV Transportation to build a hangar next to the designated terminal building area. The airport resolutions on the agenda include the negotiations for a land lease with JTV and a contract for maintenance services at the airport. Resolution 2023-43 authorizes the executive director to solicit Requests for Qualifications from engineering firms for the drainage study and 2023-39 is the legal service contract with Thrasher, Dinsmore and Dolan, L.P.A. Mr. Mohorcic spoke to the many complicated legal projects he worked on with Brandon Dynes from TDD Law and felt he is worth every penny. Mr. Lindrose echoed that sentiment and commented that he is very comfortable with our current legal team.

Coastal Development – Miss Keister, Director of Planning and Development reported that she has one resolution on the agenda today to amend the current land lease agreement and extend the boundaries with the Mentor Harbor Yachting Club, Inc. to encapsulate the entire new design area. The Yacht Club owns the property and we hold a 100-year lease agreement to assist in getting public funding. Next meeting, we should have a resolution to go out to bid. Mr. Wassum asked about our responsibilities within the lease. Mr. Dynes added that the biggest concern is liability, but because we lease this for a long period of time, we do have some responsibilities with upkeep and maintenance and because this lease was drafted long ago, he did not think we could amend at this point. Mr. Lindrose asked who is designing the remediation, and Ms. Keister replied that it is Mannik Smith Group. Mr. Wassum is concerned about the continuing expenses and would like to see us adjust as we go along with new leases. Ms. Keister commented that we are doing what we can.

**Other Economic Development Business: None****Resolutions and Motions:**

- a. 2023-35 Resolution of the Board of Directors of the Lake Development Authority Authorizing and Approving the 2024 Budget for the LDA and in Accordance with such Budget Appropriating Funds for 2024 LDA Purposes. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-35 as presented. The motion was approved with an 8-0 vote.
- b. 2023-36 Resolution of the Board of Directors of the Lake Development Authority Authorizing and Approving the 2024 Budget for the Lake County Executive Airport and in Accordance with such 2024 budget Appropriating Funds for 2024 Lake County Executive Airport Purposes. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-36 as presented. The motion was approved with an 8-0 vote.
- c. 2023-37 Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Negotiate, Execute and Deliver a Land Lease Contract to JTV Transportation, LLC for the Lease of Property at the Lake County Executive Airport. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-37 as presented. The motion was approved with an 8-0 vote.
- d. 2023-38 Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Negotiate, Execute, and Deliver a Maintenance Services Contract for 2024 Maintenance Services at the Lake County Executive Airport and In Accordance with Such Maintenance Services Contract, Appropriating Funds for 2024 Lake County Executive Airport Purposes. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-38 as presented. The motion was approved with an 8-0 vote.
- e. 2023-39 Resolution of the Board of Directors of the Lake Development Authority Authorizing and Approving the President of the Board of Directors, or his Designee, to Enter into and Execute a Legal Services Agreement with Thrasher, Dinsmore & Dolan, L.P.A. for Calendar Years 2024 and 2025. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-39 as presented. The motion was approved with an 8-0 vote.
- f. 2023-40 Resolution of the Board of Directors of the Lake Development Authority Authorizing an Amendment to the Fiscal Year 2023 Budget for the LDA and in Accordance with such Amended 2023 Budget, Appropriating Funds for 2023 LDA Purposes. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-40 as presented. The motion was approved with an 8-0 vote.
- g. 2023-41 Resolution of the Board of Directors of the Lake Development Authority Authorizing an Amendment to the Fiscal Year 2023 Budget for 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. Struna to approve resolution 2023-41 as presented. The motion was approved with an 8-0 vote.
- h. 2023-42 Resolution of the Board of Directors of the Lake Development Authority Authorizing the Issuance and Sale of Not to Exceed \$ 2,500,000 in Principal Amount of Erosion Control Special Assessment Revenue Bonds, Series 2023 for the Purpose of Financing Costs of Shoreline Improvement

Projects Constituting “Port Authority Facilities” within the Meaning of Ohio Revised Code Section 4582.21; Authorizing the Execution and Delivery of the Transaction Documents; and Authorizing and Approving Related Matters. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-42 as presented. The motion was approved with an 8-0 vote.

- i. 2023-43 Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to solicit Requests for Qualifications from Engineering Firms in Connection with the Drainage Study at the Lake County Executive Airport. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-43 as presented. The motion was approved with an 8-0 vote.
- j. 2023-44 Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to execute an Addendum to the Lease Agreement with the Mentor Harbor Yachting Club, Inc. regarding the Access Channel to Mentor Harbor. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-44 as presented. The motion was approved with an 8-0 vote.
- k. 2023-45 Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Enter into and Execute a Real Estate Purchase Option Agreement with the City of Willowick, the Lake Development Authority, and Kurtz Brothers, Inc. for a Certain Parcel of Land Located in the City of Willowick. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2023-45 as presented. The motion was approved with an 8-0 vote.

#### **New Business:**

Election of Officers: Mr. Bill Martin presented the slate of officers for 2024 and requested a motion for approval. The slate was Mr. Art Lindrose for Chairperson, Mr. John Uhran for Vice-Chair and Mr. John Rampe for Secretary. A motion was made by Mr. Siegel and seconded by Mr. Wassum to elect the slate of officer as presented. The motion was approved with an 8-0 vote.

#### **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. Struna to enter into executive session at 3:44pm. 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 postponement of the scheduled conference for December 20, 2023, and will advise when a new date is scheduled for 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 3:48pm. Chairman Lindrose requested a roll call vote and the result was Mr.

Lindrose – Aye, Mr. Martin – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Uhan – Aye and Mr. Wassum – Aye. The motion passed with a 6-0 vote. The board returned to the public meeting.

**Board Remarks: None**

- a. **Adjournment:** Members of the Board and staff continued the public meeting at the Fish Bar for a holiday celebration. A motion was made by Mr. Siegel and seconded by Mr. Wassum to adjourn the public meeting at 4:55pm. The meeting was adjourned by consensus.

Respectfully submitted by:  
Patty Fulop  
Administrative Assistant