

**Lake Development Authority (LDA)  
Board of Directors Meeting Minutes  
Wednesday, January 24, 2024**

**Call to Order:** Chairperson, 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 3:00 pm with the pledge of allegiance and roll call. Board members in attendance included Nate Hicks, John Rampe (Secretary), Wally Siegel, John Uhran (Vice-chair) and Ronald Wassum. Kevin Freese and Jim Struna attended by phone, Bill Martin, was absent.

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

**Approval of Minutes:** The members of the board were provided with electronic copies of the minutes from the December 20, 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:**

Chairperson's Report – Mr. Lindrose wanted to be sure in the new year that we maintained our apolitical nature as a body going into an election cycle.

Executive Director's Report – Mr. Anderson asked that items e and f on the agenda having to do with Lake Erie College be tabled today. We are still going through the fine points of the agreement and the prosecutor's office has not signed off on those two items. We will be a conduit in this and he expected the Board of County Commissioners to approve a Memorandum of Understanding next week. Once they do that, we could proceed with our agreement. A special meeting may be needed next week. Mr. Anderson also commented on Resolution 2024-04 stating that this project started 10 years ago and had stalled. Miss Keister came to us two years ago and we are now able to go out to bid. Myranda has kept this on track with monthly meetings and he wanted to mention what a great job she did. Other board members expressed kudos for a job well done.

**Public Comments:** None

**Staff Reports:**

Public Finance & Chief Financial Officer – Mr. Mohorcic, Director of Public Finance and CFO, reported that Resolutions 2024-05 and 2024-06 are both related to Lake Erie College. Mentor JV are purchasing additional land to be used for a tenant in the current building. We may need to increased the bond purchase amount and may need to amend the ground lease and sublease agreements. We will provide more inforation at a later meeting. Dalamar has paid off their 10-year lease, and we will be transferring the property to them according to their purchase option. This was a successful project and Dalamar has met all requirements. Counsel, Brandon Dynes, added the original agreement was done 10 years ago and has issues we would not do in present agreements. He is working on adding a separate purchase option agreement and wrapping up title and deed issues. Mr. Dynes would prefer a quit-claim deed, but the original agreement calls for a limited warranty deed.

Lake County Executive Airport – Mrs. Fulop, Airport Manager, gave a quick update on the airport’s grant projects. There are three resolutions on the agenda for today; Resolution 2024-01 is to allow us to apply for an Arts & Culture Grant and 2024-02 is to authorize submission of a grant application for a Solar Eclipse Watch Party Grant, both are to Remarkable Lake County. Resolution 2024-03 is to request proposals in a public bid for the ODOT 2024 PAPI Light Project. Mrs. Fulop let the board know that we have engaged CT Consulting to perform a wetland study for another development area. The site visit has been completed and the report is due this week. Requests for Qualifications from engineering firms for the drainage study are due in next week and will be forwarded to our selection committee. Our terminal building committee met this morning to provide a clearer picture of the area to be leased to JTV Transportation.

Coastal Development – Miss Keister, Director of Planning and Development, reported that Resolution 2024-04 is on the agenda to authorize the Mentor Harbor Channel Wall Revetment Project public bid and acceptance. The Fairport Harbor Marina Project is currently being permitted and will be bid out around September/October for the breakwater section. The RAISE Grant, Port Infrastructure Development Funds and capital funds are being applied for in February.

#### **Reports of Committees: Other Economic Development Items - None**

#### **Resolutions and Motions:**

- a. 2024-01 Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Execute and Deliver an Electronic Grant Application to Remarkable Lake County for the 2024 Arts & Culture, Community Events Grant Program. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2024-01 as presented. The motion was approved with an 8-0 vote.
- b. 2024-02 Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Execute and Deliver an Electronic Grant Application to Remarkable Lake County for the 2024 Solar Eclipse Grant Program. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2024-02 as presented. The motion was approved with an 8-0 vote.
- c. 2024-03 Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Solicit Requests for Proposals in Connection with Ohio Department of Transportation, Office of Aviation, FY 2024 Rehabilitate / Replace Runway 5/23 PAPI Lighting at the Lake County Executive Airport. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2024-03 as presented. The motion was approved with an 8-0 vote.
- d. 2024-04 Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Advertise for and Accept Public Bids for the Construction of the Mentor Harbor Channel Wall Revetment Project. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2024-04 as presented. The motion was approved with an 8-0 vote.
- e. 2024-05 Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Enter into a Memo of Understanding with the Board of Lake County, Ohio Commissioners for the Funding of a Multipurpose Athletic Field upon the Campus of Lake Erie College. A motion was made by Mr. Uhran and seconded by Mr. Siegel to table resolution 2024-05. The motion was approved with an 8-0 vote. Tabled

- f. 2024-06 Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Enter into an Agreement with Lake Erie College for the Construction of a Multipurpose Athletic Field. A motion was made by Mr. Uhran and seconded by Mr. Siegel to table resolution 2024-06. The motion was approved with an 8-0 vote. Tabled

**New Business:**

Executive Session

- a. Chairman Lindrose entertained a motion to go into Executive Session pursuant to Ohio Revised Code 121.22(G)(1) to Discuss Employment or Compensation of a Public Employee. A motion was made by Mr. Seigel and seconded by Mr. Struna to enter into executive session at 3:22pm. Chairman Lindrose requested a roll call vote and the result was Mr. Freese – Aye, Mr. Hicks – Aye, Mr. Lindrose – 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.

The Board of Directors discussed a succession plan for the retirement of Mr. Anderson.

- b. A motion was made by Mr. Siegel and seconded by Mr. Wassum to return to the public meeting at 4:55pm. Chairman Lindrose requested a roll call vote and the result was Mr. Hicks – Aye, Mr. Lindrose – 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.
- c. A motion was made by Mr. Lindrose and seconded by Mr. Siegel to direct legal council to prepare an offer letter to Mr. Mohorcic for the position of Executive Director of the LDA. The motion passed with a 6-0 vote.

**Board Remarks:** There was further discussion about a special meeting to be held on Friday, February 2, 2024 at 9:00 am at the LDA Offices to discuss the Lake Erie College Agreement and to discuss the Executive Director position.

- a. **Adjournment:** A motion was made by Mr. Wassum and seconded by Mr. Siegel to adjourn the public meeting at 4:59pm. The meeting was adjourned by consensus.

Respectfully submitted by:  
Patty Fulop  
Administrative Assistant