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**Lake Development Authority (LDA)  
Board of Directors Meeting Minutes  
Wednesday, March 27, 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, Bill Martin, Wally Siegel, Jim Struna, John Uhran (Vice-chair) and Ronald Wassum. Kevin Freese attended by phone. John Rampe was absent.

**Others in attendance:** Patty Fulop, Myranda Keister, Patrick Mohorcic, Brandon Dynes, Commissioner Regovich, Jim Sferra, and Chad Felton.

**Approval of Minutes:** The members of the board were provided with electronic copies of the minutes from the February 28, 2024 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.

The members of the board were provided with electronic copies of the minutes from the March 5, 2024 emergency 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 reminded us that the eclipse will be here soon and drivers stopped along the highways to view the last one and created traffic issues. His advice was to get to where you are planning to view and hunker down. He announced that we will have a new employee, Amy Cossick, starting in April and he will let the Executive Director expound.

Executive Director's Report – Mr. Mohorcic was pleased to announce the addition of Amy Cossick. Amy will be the Deputy Executive Director and as such, be the assistant controller and help with both coastal and airport projects. Patrick will remain as the primary for public finance and bonds until she becomes more familiar. He is thrilled with her experience and she will be a big help with our strategic goals. She will start April 15<sup>th</sup>. He also commented on the discussions taking place on the former Quail Hollow Resort.

**Public Comments:** Jim Sferra commented that he is trying to figure out next steps in Fairport after the water plant comes down. He has been getting mixed messages on any public outreach. Mr. Mohorcic commented that previous outreach that we have done was for a waterpark. There was also a study done earlier on hotel feasibility throughout Lake County. Mr. Mohorcic felt that thus far no decisions have been made on what will replace that area. Mr. Sferra's true ask was that the Village of Fairport do a survey to see what the area residents would like before making any decisions and maybe we could assist. There is 2 ½ acres and he would be interested to see if a hotel would fit, if restaurants would be best, aquatic activities, or if it should be left green space. Commissioner Regovich commented that the Village of Fairport was getting rid of the water plant due to costs. He didn't think that the Village had any plans at this point, so a study may be premature.

**Staff Reports:**

Public Finance & Chief Financial Officer – Mr. Mohorcic, reviewed the 2023 year-end financials. The balance sheet for the airport shows a couple new line item that we will use for the Terminal Study and Airport Capital Improvements Projects (ACIP) and create a capital projects restricted account for expenditures that are not grant eligible. Patrick continued with the P & L for the airport, which showed a positive amount in the contractual &

consultants' category that was mostly in timing of grant matches. Mr. Mohorcic moved on to the LDA Balance sheet noting that there were no major changes. On the P & L, we were down a little bit on the finance program partly due to De Nora Tech ending their bond and Chagrin River Walk's fire and insurance claims that did not produce the annual fees. We haven't had a full dredge cycle, yet, to be able to determine what we will get and what we can do with those funds. Property expenses were less with no added expense on Bank Street and meetings & travel was lower. He anticipates that increasing with a new hire.

Lake County Executive Airport – Mrs. Fulop, Airport Manager, reported that T-hangar taxilane project is underway. The trees are down and the drainage is being excavated and installed. The taxiway shift will start soon and the runway lighting project is waiting on parts and equipment. We are waiting for word from FAA when they are funded so we can go to bid for that project. The PAPI light project will be done with the lighting project. The drainage study is getting underway. The Terminal grant is on track, we are meeting weekly to make decisions and prepare for the June 24 2024 final submission. There is a resolution on the agenda, today for the executive director to apply to ODOT, Office of aviation for their FY 2025 direct airport grants. The Total Solar Eclipse Watch Party is on track. The number of visitors is hard to project and the weather could be a factor. CT Consulting performed a wetland study for the development area at the base of Taxilane A and much of that property is wetland. Once an end user is determined, we will look at mitigating.

Coastal Development – Miss Keister, Director of Planning and Development, reported that the Mentor Harbor Channel Wall Revetment Project received three acceptable bids. They will be reviewed for award. Permitting is on track as well and there is a resolution on the agenda today to receive the first \$3 million in funding through ODNR. The City of Mentor is working on how to receive an additional \$3 million. Fairport Harbor is in the permitting process and it is expected to take a long time. In an update meeting with MSA, they are still trying to figure out a time line to go out to bid; conversations are taking place with Army Corp. ODNR and EPA. We submitted for a RAISE grant and Dave Joyce had an allocation request this month for additional funds for some of the parking lot, fish cleaning station and ODNR dock and some other parts of the project. Time frame for word on these grants is not yet known.

**Reports of Committees: Other Economic Development Items – None**

**Resolutions and Motions:**

- a. 2024-15: 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 Bank Street Development, LLC (Formerly Dalamar Industries, LLC) for Certain Parcels of Land Located in the City of Painesville. Mr. Dines provided discussion on the resolution. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2024-15 as presented. The motion was approved with an 8-0 vote.
- b. 2024-16: Resolution of the Board of Directors of the Lake Development Authority Appointing Myranda N. Keister as Assistant Secretary and Fiscal Officer of the LDA. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2024-16 as presented. The motion was approved with an 8-0 vote.
- c. 2024-17: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Enter into and Execute a Grant Agreement and Receive Funds from the Ohio Department of Natural Resources 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 2024-17 as presented. The motion was approved with an 8-0 vote.

- d. 2024-18: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Submit a Grant Application to the Ohio Department of Transportation, Office of Aviation as Part of the FY2025 Ohio Airports Direct Grant Program. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2024-18 as presented. The motion was approved with an 8-0 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 a pending or imminent court action. A motion was made by Mr. Siegel and seconded by Mr. Struna to enter executive session at 3:33pm. Chairman Lindrose requested a roll call vote, and the result was Mr. Freese – Aye, Mr. Hicks – Aye, Mr. Lindrose – Aye, Mr. Martin – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with an 8-0 vote. Mr. Freese left the meeting at this point.

Attorney Brandon Dynes discussed mediation and/or pre-trial in the court action with the Kennedy Group.

- b. A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 3:40pm. Chairman Lindrose requested a roll call vote, and the result was Mr. Hicks – Aye, Mr. Lindrose – Aye, Mr. Martin – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 7-0 vote. The board returned to the public meeting.
- c. 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. Siegel and seconded by Mr. Struna to enter into executive session at 3:40pm. Chairman Lindrose requested a roll call vote and the result was Mr. Hicks – Aye, Mr. Lindrose – Aye, Mr. Martin – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 7-0 vote.

Mr. Siegel lead a discussion on current staff compensation, we have a great staff and he did not want to see any of them leave for a better employment package.

- d. A motion by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 3:45pm. Chairman Lindrose requested a roll call vote, and the result was Mr. Hicks – Aye, Mr. Lindrose – Aye, Mr. Martin – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 7-0 vote. The board returned to the public meeting.

**Board Remarks:** Mr. Uhran commented on how nice it was to see the old Quail Hollow Hotel property under development discussion.

**Adjournment:** A motion was made by Mr. Siegel and seconded by Mr. Struna to adjourn the public meeting at 3:49pm. The meeting was adjourned by consensus.

Respectfully submitted by:  
Patty Fulop  
Administrative Assistant