

**Lake Development Authority (LDA)
Board of Directors Meeting Minutes
Wednesday, July 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 Kevin Freese, John Rampe (Secretary), Wally Siegel, Jim Struna, John Uhran (Vice-chair) and Ronald Wassum. Nate Hicks and Bill Martin were absent.

Others in attendance: Amy Cossick, Patty Fulop, Myranda Keister, Patrick Mohorcic, Brandon Dynes, Commissioner Regovich, Frank Fatica and Alec Belich.

Approval of Minutes: The members of the board were provided with electronic copies of the minutes from the June 26, 2024, meeting in advance. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve the minutes as presented. Discussion from the June meeting was requested by John Rampe relating to due diligence when executing bond financing. Mr. Mohorcic stated that LDA is a conduit and is not directly lending. We rely on bond council and the bank underwriting that are provided to us. Our due diligence is on the front-end verifying company info and understanding their construction profile. We review and make sure proper forms are submitted, but do not certify anything including disbursements. The motion was approved with a 7-0 vote.

Reports and Communications of Officers and Committees:

Chairperson's Report – Mr. Art Lindrose reminded the board that a strategic planning session has been set for Friday, October 25, 2024, at Holden Arboretum from 7:30am – 1:30pm. He hopes we can all make it as this is a very important day.

Executive Director's Report – Mr. Patrick Mohorcic deferred to his written report: David Joyces office confirmed the inclusion of approximately \$33 million for Fairport Harbor in the House Energy and Water Bill. This funding will be used to deepen the commercial channel to 32 feet, with \$5 million allocated from the President's budget. Environmental assessments will commence this year, with this year's regularly scheduled dredging set for late summer to early fall. Mr. Mohorcic also noted that the City of Painesville has received a grant from EPA to fund solar installations and to restore major brownfield sites.

Public Comments: Alec Belich from Great Lakes Crushing introduced himself and Frank Fatica. He stated they are working on projects at the airport and wanted to come, meet and say hello.

Staff Reports:

Deputy Executive Director – Mrs. Amy Cossick reported that she met with the President of Lake Erie College, Jennifer Schuller and Sean Joyce from InSite Advisory Group on the Lake Erie College Field Improvement Project. They have completed a property survey and Geo Tech/Soil Tests. The InSite Advisory Group will draft the RFP for our review to select a qualified contractor for the construction of the project. A meeting was held with Judy Moran from Eastlake and Mayor Fiala from Willoughby to discuss their vision for the use of Power Plant property. Their input will help to finalize the Project Overview section so the RFQ can be completed to identify Architectural and Engineering services. A meeting with IDA, the property owner, is being rescheduled for August 1, 2024. LDA will be assisting communities with preparing and submitting CDBG grant applications and Mrs. Cossick will be meeting with municipalities to review their possible projects. The 2023 Audit kick-off meeting was held today. The board will receive an email from them regarding fraud and reporting suspicion. Mr. Wassum asked about the meeting with IDA on Aug. 1. He would like to walk the area. Mr. Regovich commented on the project at Avon Lake. Mr.

Mohorcic expounded on the similarities and differences from the Eastlake project. He has information on the Avon Lake project and will scan and send it to anyone that wants it.

Lake County Executive Airport – Mrs. Patty Fulop reviewed the grant projects. The Taxiway A Shift project has experienced further delays and is expected to start by October. The runway 5/23 pavement rehab grant should be issued by Sept. 30 and the project will begin shortly thereafter. The pavement removal project will continue when both the Taxiway A and the runway rehab projects are complete. Runway 10/28 crack sealing is complete. A drainage study will be getting underway shortly. Terminal Building bids are being reviewed and will be awarded once that grant has been issued. No contractors have been selected yet. The latest word from FAA is that the grant should be coming out soon. We would expect to begin by September 30. There are two resolutions on the agenda today to appropriate grant match funds and for our executive director to accept and execute both of those FAA grants and take all actions required in furtherance of the grants. JTV Enterprises has begun construction on their hangar. We will have a WWII military reenactment September 14-15 at the airport. This is a family friendly event with no admission and no parking charges encouraging Lake County residents to come out and enjoy their airport.

Coastal Development – Ms. Myranda Keister reported that the Mentor Harbor project is still working through the permitting. Prior to going to bid, we answered a round of ODNR's questions, and we were expecting the permitting to take another 30 days. Our last conversation revealed that they had additional questions, and the permitting may be another 60 days away. Ms. Keister is getting out ahead of this and is having MSG review with ODNR and to get it down to perhaps 30 days more. ODNR is wanting to lump our project into a previous project that Mentor Harbor Yacht Club completed in 2015 and we are working on getting ODNR to divide these projects. A meeting took place today with Lake County Planning and Soil and Water to discuss putting together an updated Lake County Coastal Plan including development opportunities and erosion remediation plans. We will put together a narrative to apply for grant funding for a study. On the Fairport Harbor project, we are in conversation with the Fairport Harbor Port Authority to extend the submerged land lease area; it does not include all the breakwater area, so we will need to work through that for the pre-permitting. Our Report to the community is being completed and will be released at our annual meeting in December. Ms. Keister added that the quarterly newsletters for both spring and summer have been dispersed to keep everyone updated.

Reports of Committees: Other Economic Development Items – Mr. Mohorcic added that our terminal building project required a significant amount of funding for the grant match and wanted to thank Commissioner Regovich and the Board of Commissioners on providing those funds.

Resolutions and Motions:

- a. 2024-25: 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 3-39-0090-027-2024 for the Lake County Executive Airport and Further Appropriating Grant Match Funds. A motion was made by Mr. Seigel and seconded by Mr. Struna to approve resolution 2024-25 as presented. The motion was approved with a 7-0 vote.
- b. 2024-26: 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 Bipartisan Infrastructure Law, Airport Terminal Program Grant Number 3-39-0090-028-2024 for Construction of a Terminal Building at the Lake County Executive Airport and Further Appropriating Grant Match Funds. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2024-26 as presented. The motion was approved with a 7-0 vote.

New Business:

- a. **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 3:28pm. Chairperson Lindrose requested a roll call vote, and the result was Mr. Freese – Aye, Mr. Lindrose – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 7-0 vote.

Attorney Brandon Dynes updated the board with expectations going forward with the court action taken against the Kennedy Group.

A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 3:34pm. Chairperson Lindrose requested a roll call vote, and the result was Mr. Freese – Aye, Mr. Lindrose – Aye, Mr. Rampe – 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.

- b. **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 3:34pm. Chairperson Lindrose requested a roll call vote, and the result was Mr. Freese – Aye, Mr. Lindrose – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, Mr. Uhran – Aye and Mr. Wassum – Aye. The motion passed with a 7-0 vote.

Attorney Brandon Dynes informed the board of potential litigation if an agreement cannot be reached with a property owner adjacent to the airport for removal of trees that have grown into the restricted airspace.

A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 3:49pm. Chairperson Lindrose requested a roll call vote, and the result was Mr. Freese – Aye, Mr. Lindrose – Aye, Mr. Rampe – 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: None

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