

**Lake Development Authority (LDA)
Board of Directors Meeting Minutes
Wednesday, August 28, 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 3:01 pm with the pledge of allegiance and roll call. Board members in attendance included Kevin Freese, Nate Hicks, Bill Martin, John Rampe (Secretary), Wally Siegel, Jim Struna, John Uhran (Vice-chair) and Ronald Wassum.

Others in attendance: Tim Cahill, Amy Cossick, Patty Fulop, Myranda Keister, Patrick Mohorcic, Brandon Dynes, Chad Felton, and Maureen Kelly.

Approval of Minutes: The members of the board were provided with electronic copies of the minutes from the July 24, 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 a 9-0 vote.

Reports and Communications of Officers and Committees:

Chairperson's Report – Mr. Art Lindrose had no report this month.

Executive Director's Report – Mr. Patrick Mohorcic requested that all board members fill out and turn in the audit reports. Today is Tim Cahill's last day. Tim has been the director of finance and chief financial officer for 9 years and had a distinguished career in banking prior to joining the Port. Two years ago, he was recognized as notable by Cleveland Crain's for his work here. Tim also served as Interim Director in 2020. Mr. Mohorcic thanked Mr. Cahill on behalf of the staff for everything. Mr. Cahill recalled the celebration 2 ½ years ago when he retired from fulltime employment. He then began parttime employment to assist in getting Mr. Mohorcic comfortable in his new financial role. He intended to leave when Mr. Anderson left, but agreed to stay while Mr. Mohorcic was moving into the Executive Director position and Mrs. Cossick was newly hired. Mr. Cahill thanked the board for the opportunity stating that he has enjoyed his time with the staff and board. He learned a lot from us and Don Hart, bond council. He will be spending time with his 6 grand kids, has a family wedding coming up, and will be around and available for consultations. Mr. Freese added that he had the privilege to work with Mr. Cahill at the Lake Health Foundation Board and felt that Mr. Cahill was a real testimony to the community in public service. Mr. Freese was proud to work with Tim there and here at LDA and wanted to recognize him for all the public service as a local boy that has done good! Mr. Cahill received a standing ovation.

Public Comments: None

Staff Reports:

Deputy Executive Director – Mrs. Amy Cossick reported that there was a site visit at the Eastlake Power Plant on August 1st. She was then able to complete the RFQ for planning consultation, which has been reviewed by Eastlake, Willoughby and the County. She will be providing that to IDA for their input. The goal is to submit a legal notice on September 9 and 16 with a deadline of submission by Oct. 21. Financial reports are included for the LDA and the airport. There are budget amendments for both on the agenda today due to increased costs related to development, taxes, leases and legal work. The LDA audit is nearly complete and should wrap up by mid-September. She extended a special thank you to Debbie Connor for all her hard work to make this a smooth process. She has done a fantastic job as she does every year.

Lake County Executive Airport – Mrs. Patty Fulop reviewed the grant projects. The Taxiway A Shift project and the runway rehab projects are both expected to start September 16. 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. The hangar area improvements project is nearly complete. The contractor hydro seeded on August 6th and much of it appears to have washed away with the storm. We received significant storm damage along the north border from trees falling on our fence. We are working through the repairs with our insurance company. JTV Enterprises has begun construction on their hangar; steel is being erected now. The grant paperwork for both the Runway 5/23 pavement project and the terminal building have been finalized. 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. We are looking for volunteers to assist with this living historical event. Mrs. Fulop thanked Mr. Cahill for being a mentor to her and she wished him well.

Coastal Development – Ms. Myranda Keister reported that the Mentor Harbor project is still working through the permitting with ODNR. Comments have been received and MSG is working on the responses. There is a resolution on the agenda today for the executive director to direct MSG to again extend the bids to November 22. We are putting together an updated Lake County Coastal Plan including development opportunities and erosion remediation plans. The county is also working on a comprehensive plan and we will incorporate the coastal plan with that. Conversations continue with the county planning department and soil & water. The Fairport Harbor project, is sitting tight with no update at this time. MSA is working on the submerged land lease. Our Report to the community will be released at our annual meeting in December. The meeting will be at Auburn Career Center on December 17th. Mr. Uhran asked who was leading the Coastal Planning and Ms. Keister replied that the Commissioner's Office is working with the planning department. Mr. Mohorcic added that the plan being looked at by the commissioners will include economic development, coastal, county-wide services. There will be a lot of collaboration with the cities and communities. Mr. Wassum asked if there was a time line to complete. None has been established yet. It is in the early talking stages.

Reports of Committees: Other Economic Development Items – None

Resolutions and Motions:

- a. 2024-27: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Enter into an Agreement with Asphalt Fabrics and Specialties, Inc. for Crack Sealing at the Lake County Executive Airport and Further Appropriating Funds. A motion was made by Mr. Seigel and seconded by Mr. Struna to approve resolution 2024-27 as presented. The motion was approved with a 9-0 vote.
- b. 2024-28: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Direct Mannik Smith to Seek an Extension of Time by which to Award a Contract to a Qualified Bidder for Work on the Mentor Harbor Channel Wall Revetment Project due to the need for a Permit to be Provided from the Ohio Department of Natural Resources. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2024-28 as presented. The motion was approved with a 9-0 vote.
- c. 2024-29: Resolution of the Board of Directors of the Lake Development Authority Authorizing an Amendment to the Fiscal Year 2024 Budget for Lake County Executive Airport and in Accordance with such Amended 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 2024-29 as presented. The motion was approved with a 9-0 vote.

- d. 2024-30: Resolution of the Board of Directors of the Lake Development Authority Authorizing an Amendment to the Fiscal Year 2024 Budget for Lake Development Authority and in Accordance with such Amended 2024 Budget, Appropriating Funds for 2024 LDA Purposes. 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 9-0 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 3:22pm. Chairperson Lindrose requested a roll call vote, and the result was Mr. Freese – Aye, Mr. Hicks – Aye, Mr. Martin – 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 9-0 vote.

The Board, in executive session, engaged in dialogue with legal counsel discussing the existence of trees penetrating navigable airspace at the Lake County Executive Airport. There was discussion about past attempts to remedy the problem posed by the trees and the landowners' response to the same. The Board considered options moving forward which consisted of, among other things, appropriation of property, to wit: trees located on or about Port Royal Court in Mentor. Further deliberation was had as to all alternatives, remedies, and viable solutions, and how best to avoid legal action and costs. All Board members with a view on the matter were heard and had an opportunity to question legal counsel in consideration and furtherance of imminent legal action.

- b. A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 3:33pm. Chairperson Lindrose requested a roll call vote, and the result was Mr. Freese – Aye, Mr. Hicks – Aye, Mr. Martin – 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 9-0 vote.

The Board briefly discussed the need to inspect, appraise, and possibly remove trees on private property abutting, and contiguous to, the Lake County Executive Airport as certain trees are penetrating navigable airspace at the Lake County Executive Airport.

A motion was made by Mr. Siegel and seconded by Mr. Struna to authorize and direct legal counsel to proceed with preparing a notice of right of entry, pursuant to the Ohio Revised Code, to enter upon the real property of John and Diane Walsh located at 7240 Port Royal Court, Mentor, Ohio to make surveys, inspections, examinations, and/or appraisals of trees and property as necessary or proper for the purpose of the Lake Development Authority and the Lake County Executive Airport as certain trees on said property are penetrating navigable airspace of the Lake County Executive Airport. The motion was approved with a 9-0 vote.

Board Remarks: None

Adjournment: A motion was made by Mr. Siegel and seconded by Mr. Struna to adjourn the public meeting at 3:35pm. The meeting was adjourned by consensus.

Respectfully submitted by:
Patty Fulop
Administrative Assistant