

**Lake Development Authority (LDA)  
Board of Directors Meeting Minutes  
Wednesday, September 25, 2024**

**Call to Order:** Vice-Chair, John Uhran, called to order the regularly scheduled meeting held off-site at the Grand River Cellars, 5750 S. Madison Road, Madison, OH 44057 at 3:00 pm with the pledge of allegiance and roll call. Board members in attendance included Kevin Freese, Nate Hicks, Bill Martin, John Rampe (Secretary), and Wally Siegel. Jim Struna attended by phone and Art Lindrose and Ron Wassum were absent.

**Others in attendance:** Amy Cossick, 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 August 28, 2024, meeting in advance. A motion was made by Mr. Siegel and seconded by Mr. Freese to approve the minutes as presented. The motion was approved with a 7-0 vote.

**Reports and Communications of Officers and Committees:**

Chairperson's Report – Vice Chair, Mr. Uhran reported the audit report Debbie works very hard, and we appreciate staff staying on top of this. He introduced Cindy Lindburg, and she gave a brief history of ownership of Grand River Cellars and getting started. She and Tony Debevc obtained the winery in 2005 after it was closed and seized by the government. They are part of what is known as the pinot belt, which stretches around the globe and is an area where grapes grow well. They are about two weeks into harvest. The grapes have very deep roots, so the draught has not had an effect. Keep an eye out for the 2024 red wines as these grapes are some of the best they have had. They have experienced an era where the young people do not drink as much wine. They have begun to offer some cocktails; some including wine and other cocktails with typical alcohol.

Executive Director's Report – Mr. Patrick Mohorcic let the board know that they would be receiving pre-meeting materials for the strategic planning meeting outlining the work already done. They will also receive a 10-question survey to be completed by Oct. 15. This will help us drive our breakout sessions. Doors will open at 7am, a light breakfast will be available at 7:30am and we will begin our monthly board meeting at 8am. The board meeting will be brief with no staff reports. The meeting will be at the Holden Arboretum, Thayer Center. We will be in the larger room to start and move to other areas for our breakout sessions.

**Public Comments:** None

**Staff Reports:**

Deputy Executive Director – Mrs. Amy Cossick reported that 11 firms contacted LDA for a packet on the Eastlake Power Plant RFQ for planning consultation. The deadline for submissions is Oct. 21, 2024. Lake Erie College had their pre-bid meeting on Sept. 12. The bid opening will take place on Sept. 30, 2024 at 1pm at Lake Erie College. Things are moving forward nicely on that project as well. ODNR is still trying to determine if the 609 Bank Street property meets their criteria for funding source.

Lake County Executive Airport – Mrs. Patty Fulop stated that there is a lot going on at the airport. The first day of the runway project was a bit hectic, but it is running smooth now. The Taxiway A Shift project is going well, and they reported they are ahead of schedule, but were rained out for a couple days this week, so She expected it will be back to their initial schedule. Both projects began on September 16, 2024. The pavement removal project will continue when both the Taxiway A and the runway rehab projects are complete. The WWII military reenactment

September 14-15 at the airport went well. Contracts are out to Marous for the terminal building. There are a couple things to determine yet before they can submit for permitting. JTV's building is coming along well. If you get a chance to go by the airport do so. You will like the brick colors they used. The terminal building should POP a little more and as soon as the color pallets are prepared, that will be finalized. A pre-construction meeting will be held soon. The ODOT BlackCat web site listed a grant being approved for the airport for additional obstruction removal although paperwork has not been received by the airport yet.

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, ODNR expected 30 days to review. We will need to do a resolution to approve an updated submerged land lease and then we can award the bid and move toward construction. The updated Lake County Coastal Plan including development opportunities and erosion remediation plans is expected to stay separate from the county comprehensive plan but incorporated into the final plan. We are leading the charge in conversations with the county planning department and soil & water. The Fairport Harbor project has a change order resolution on the agenda to contract out for a submerged land lease survey update. MSA is working with us on permitting and we are doing some brainstorming on next steps, including public use, and looking at the budget and what funds we will be applying for in the capitol budget. Mr. Uhran stated that Mr. Lindrose asked him to comment on the Lake Metro Parks extending the trail all the way to the storage building on the property next to the Fairport Harbor Park. Mr. Mohorcic added that funding is secured to complete phase 2 and funding is being reviewed for parking along the way. Mr. Uhran expressed his excitement for the project we have been working on for some years. Mr. Mohorcic also reviewed the path of the future trail.

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

Mr. Uhran made a minor adjustment to the agenda to act on the first two resolutions and come back to the third after the executive session.

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

- a. 2024-31: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Execute and Deliver a Grant Application to the Ohio Department of Transportation, Office of Aviation, as Part of the Ohio FY 2025 Matching Grant Program and Further to Accept and Execute the Grant Agreement as Approved by the Ohio Department of Transportation, Office of Aviation. A motion was made by Mr. Freese and seconded by Mr. Siegel to approve resolution 2024-31 as presented. The motion was approved with a 7-0 vote.
- b. 2024-32: Resolution of the Board of Directors of the Lake Development Authority Authorizing the Executive Director to Enter into a Services Agreement Change Order with MSA Professional Services, Inc. to Perform Additional Design Consultation and Owner Representation Services for the Lake Development Authority in Support of a Transient Marina in Fairport Harbor. A motion was made by Mr. Siegel and seconded by Mr. Freese to approve resolution 2024-32 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. Freese to enter executive session at 3:30 pm. Vice-Chairperson, Uhran requested a roll call vote, and the result

was Mr. Freese – Aye, Mr. Hicks – Aye, Mr. Martin – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, Mr. Struna – Aye, and Mr. Uhran – Aye. The motion passed with a 7-0 vote. Mr. Struna left the meeting.

The Board met in executive session with legal counsel to discuss imminent legal action relative to the trees upon property adjacent to the Lake County Executive Airport and to consider its strategic options under the Ohio Revised Code. The Board discussed what it can and can't do and what paths forward may be best including, but not limited to, eminent domain.

- b. A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 3:37 pm. Vice-Chairperson Uhran requested a roll call vote, and the result was Mr. Freese – Aye, Mr. Hicks – Aye, Mr. Martin – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, and Mr. Uhran – Aye. The motion passed with a 6-0 vote.
- c. 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. Freese to enter executive session at 3:37 pm. Vice-Chairperson, Uhran requested a roll call vote, and the result was Mr. Freese – Aye, Mr. Hicks – Aye, Mr. Martin – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, and Mr. Uhran – Aye. The motion passed with a 6-0 vote.

The Board met in executive session with legal counsel to obtain an update on the status of litigation with the Kennedy Group and to discuss settlement options and possibilities.

- d. A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 3:45 pm. Vice-Chairperson Uhran requested a roll call vote, and the result was Mr. Freese – Aye, Mr. Hicks – Aye, Mr. Martin – Aye, Mr. Rampe – Aye, Mr. Siegel – Aye, and Mr. Uhran – Aye. The motion passed with a 6-0 vote.

**Resolutions and Motions continued:**

- c. 2024-33: Resolution of the Board of Directors of the Lake Development Authority Declaring the Lake Development Authority's Necessity and Intent to Investigate the need to Appropriate, by its Powers of Eminent Domain, Real Property and/or Trees upon Real Property and Authorizing the Executive Director and Legal Counsel to take all Necessary and Related Action, Including, but not limited to, Retaining and Engaging Experts and Advisors to Evaluate and Determine the Lake Development Authority's need to Preserve and Protect Navigable Airspace in and around the Lake County Executive Airport. A motion was made by Mr. Siegel and seconded by Mr. Freese to approve resolution 2024-32 as presented. The motion was approved with a 6-0 vote.

**Board Remarks:** None

**Adjournment:** A motion was made by Mr. Siegel and seconded by Mr. Freese to adjourn the public meeting at 4:23 pm. The meeting was adjourned by consensus.

Respectfully submitted by:  
Patty Fulop  
Administrative Assistant