

**Lake Development Authority (LDA)  
Board of Directors Meeting Minutes  
Wednesday, November 20, 2024**

**Call to Order:** Chairperson, Art Lindrose, called to order the regularly scheduled meeting held at the Holden Conference Room in the Lake Development Authority Office located at 105 Main Street, Suite B501, Painesville, OH 44077 at 3:10 pm with the pledge of allegiance and roll call. Board members in attendance included Nate Hicks, Bill Martin, Wally Siegel, Jim Struna, and Ronald Wassum. Kevin Freese attended by phone. John Rampe (Secretary) and John Uhran (Vice-chair) 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 October 16, 2024, special board 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 7-0 vote.

The members of the board were provided with electronic copies of the minutes from the October 25, 2024, board 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 7-0 vote.

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

Chairperson's Report – Mr. Art Lindrose mentioned that the December meeting will have a synopsis and action items of the strategic plan, and he reported that Mr. John Uhran has accepted staying on as the liaison between the board and employees of LDA. In early December employee reviews will take place.

Executive Director's Report – Mr. Patrick Mohorcic reported that the U.S. Army Corps of Engineers' have agreed to dredge 900,000 cubic yards from the Grand River over the next three years. They cannot deepen it at this time expressing concerns about the economic viability. They are doing preliminary studies now. Mr. Mohorcic understands that the USACE is strapped by their statute and remains grateful that they will be able to get us back to the 25'-27' depth that is already authorized using the \$32 million we worked so hard to get. We will continue to work with David Joyce's office to move forward. Mr. Seigle asked about the sand removal stating that in North Perry they are required to dump it back into the lake and by spring it is back on the shore. Mr. Mohorcic confirmed that sand taken out and processed through the dredge facility is resold. Mr. Mohorcic discussed two resolutions on the agenda today. Resolution 2024-38 is bringing the county Workforce Development Services to the LDA, and we will collect a portion of the administration fees associated with that. This will enable us to offer more value to facilities to get those of moderate or low income more training. He will be announcing this at our annual meeting on Dec. 17. Resolution 2024-39 is for a land transfer with us, Wickliffe City School District and Loreto Development Co., as is allowed for a Port Authority, to create step-up (4 bed - 2 ½ bath) housing at the old high school and elementary school site.

**Public Comments:** None

**Staff Reports:**

Deputy Executive Director – Mrs. Amy Cossick went over Lake Erie College's bid results for the athletic field; JTO Inc. has been selected. The final agreement should go before their board this week. She and Patrick met with the new mayor of Eastlake, Mr. Overstreet and his staff to brief them on the project. We are evaluating the statement of qualifications from InSite Advisory Group and expect to have them done by the end of the month. Next steps with IDA will be monthly meetings via zoom. Our team has participated in the annual enrollment process for our 2025 health care plan and a State

of Ohio fraud reporting training session. The LDA was highlighted and represented well for economic development in the Lake County “State of the County” presentation.

Lake County Executive Airport – Mrs. Patty Fulop reported on resolution 2024-40 authorizing repairs with Redcon LLC. from the August 6<sup>th</sup> storm damage to our fence. Costs are covered by our insurance except for our deductible. Projects at the airport are going well. The t-hangar taxilane project and the pavement removal project are complete, but the contractor will probably have to reseed in the spring. The runway pavement rehab project is almost complete. She drove it after a huge amount of rain we received and there is an area in the intersection that was pooling and will need to be repaired. The new taxiway A1 is looking beautiful, but the area around the taxiway will need regraded. As we went to turn the lights back on for runway 5/23, they would not work. The associated runway light project that was to start in spring is being moved up to get the runway lighting and REIL lights in now and the rest of that project (taxiway lights, the vault and beacon) will wait until spring. The Terminal Building Project is on track, we met with Marous, Deming, CT, GA consultants and our team and all are on board with their responsibilities. We are in the permitting process with the city. We expect to reconvene the committee soon to review color pallets. We began our drainage study, and it has revealed that a lot of our open drainage ditches are badly clogged. Mr. Wassum inquired about having the county engineer assisting us with drainage maintenance. Mr. Mohorcic gave Amy credit for discovering that monies we pay in a storm water assessment should have come to us but has been directed to the surrounding cities. He is working with the engineer and the cities for assistance.

Coastal Development – Ms. Myranda Keister reported that the Mentor Harbor project permit has finally been received. The contract has been awarded to Shoreline for the base bid and we are waiting for a change order from them to approve at our next meeting for the alternates. The estimated construction start date is the third week in January and it should take a couple months. We are working in tandem on an updated Lake County Coastal Plan with the county’s comprehensive plan. A meeting was held this morning to review next steps. We have applied for Ohio Coastal Resiliency Plan Funds; we should receive word on those funds in the next few months. We have submitted for permits for the Fairport Harbor Marina Project. Amy discussed a required letter with the neighboring Osborne property and found that it must go through their trust and Amy hopes to meet with them to discuss. Mr. Lindrose asked if our project had any advantage to Osbornes. Mr. Mohorcic speculated on possibilities and Mrs. Cossick expressed that we should be able to work together with the Osbornes and get this done. Our Report to the community will be released at our annual meeting in December. The meeting will be at Auburn Career Center on December 17<sup>th</sup>. Our winter newsletter will be sent out by email as well. Myranda gave a heads up that we will have quite a few resolutions for our next meeting.

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

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

- a. 2024-38: Resolution of the Board of Directors of the Lake Development Authority authorizing and approving the Executive Director to enter into and execute an agreement with Lake County Commissioners for Workforce Development Services. A motion was made by Mr. Seigel and seconded by Mr. Struna to approve resolution 2024-38 as presented. The motion was approved with a 7-0 vote.
- b. 2024-39: 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 the Board of Education of the Wickliffe City School District, the Lake Development Authority and Loreto Development Co., Inc. for a certain parcel of land located in the City of Wickliffe. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2024-39 as presented. The motion was approved with a 7-0 vote.
- c. 2024-40: Resolution of the Board of Directors of the Lake Development Authority approving fence repairs at Lake County Executive Airport and authorizing the Executive Director to execute and deliver a contract to

Redcon, LLC. for repairs in an amount not to exceed forty-three thousand eight hundred six dollars and 00/100 (\$43,806.00). A motion was made by Mr. Siegel and seconded by Mr. Struna to approve resolution 2024-40 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 3:48 pm. Chairperson 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, and Mr. Wassum – Aye. The motion passed with a 7-0 vote. Mr. Freese left the meeting at this point.

The Board, in executive session, received an update from legal counsel that we are getting close to a resolution. He discussed numbers and no attorney fees with their counsel. They discussed cooperation with the Kennedy Group for mediation of wetlands; no agreements were made. The board recommended a settlement amount range.

- b. A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 4:05 pm. Chairperson 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, and Mr. Wassum – 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. Struna to enter executive session at 4:05 pm. Chairperson 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, and Mr. Wassum – Aye. The motion passed with a 6-0 vote.

In executive session, counsel reviewed the status of the Walsh tree removal with the Board. A map marked with the most urgent eight trees to be removed was shared with Mr. Walsh's counsel. There are as many as fifty more to remove. Mr. Dines is now waiting for a response from them.

- d. A motion was made by Mr. Siegel and seconded by Mr. Struna to return to the public meeting at 4:06 pm. Chairperson 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, and Mr. Wassum – Aye. The motion passed with a 6-0 vote.

**Board Remarks:** None

**Adjournment:** A motion was made by Mr. Siegel and seconded by Mr. Struna to adjourn the public meeting at 4:07 pm. The meeting was adjourned by consensus.

Respectfully submitted by:  
Patty Fulop  
Administrative Assistant