

**Lake Development Authority (LDA)
Board of Directors Meeting Minutes
June 25, 2025**

Call to Order: Mr. Lindrose called to order the June meeting of the Board held in the Lake Development Authority office located at 105 Main Street, Suite B501, Painesville, OH 44077 at 3:04 p.m. with the pledge of allegiance and roll call. Board members in attendance included Kevin Freese, Art Lindrose (Chairman), Ron Wassum, Bill Martin, Wally Siegel and Nate Hicks. John Rampe (Secretary), Jim Struna and John Uhran (Vice-Chair) were absent.

Guests: Nick Belluardo and Quintin Reed from B&P Aviation and Chad Felton from the News Herald.

Others in attendance: Amy Cossick, Myranda Keister, Debbie Connor, Brandon Dynes, (Legal Counsel), Russ Balthis (Bond Counsel - briefly attended by phone) and Mary Perry.

Approval of Minutes: The members of the Board were provided with electronic copies of the minutes from the May 28, 2025, board meeting in advance. A motion was made by Mr. Siegel and seconded by Mr. Wassum to approve the minutes as presented. All members voted affirmatively to approve. The members of the Board were provided with electronic copies of the minutes from the June 18, 2025, special board meeting in advance. A motion was made by Mr. Siegel and seconded by Mr. Wassum to approve the minutes as presented. All members voted affirmatively to approve.

Reports and Communications of Officers and Committees:

Chairman's Report: None

Executive Director's Report: Mr. Mohorcic was absent. Members of the Board were provided with an electronic copy of Mr. Mohorcic's report in advance.

Public Comments: None

Staff Reports:

Deputy Executive Director - Mrs. Amy Cossick: Ms. Cossick advised of progress with the Lake Erie College Athletic Field and the ribbon cutting ceremony will be scheduled in August. The LDA Audit that was filed on May 30, 2025, is moving along smoothly with thanks to Ms. Conner for all her help. Lake County entered into a contract with Envision Group, LLC for consulting services for the Lake County Strategic Plan which will have bimonthly meetings with the first one taking place on June 25, 2025. Ms. Cossick further discussed a resolution for MSA Professional Services which will complete the permit applications for the entire Mentor Harbor project to move along quickly. The agreement with MSA Professional Services is to be paid solely by ODNR. Ms. Cossick brought to everyone's attention the front page article in the News Herald regarding Mr. Belluardo and Mr. Reed and the airport.

Director of Planning – Ms. Myranda Keister: Ms. Keister advised the Mentor Harbor channel wall project is moving along and will be moving on to the sunken barge next and then to the City of Mentor side which is on budget and on time with completion expected November 2025. The Coastal Study Plan has begun, and Mannik

Smith Group has been hired to develop the plan. The \$150,000 Coastal Resilience Grant was provided for the services of Mannik Smith Group. Finally, the Workforce Board has made a lot of progress in the youth program services and business services.

Director of Lake County Executive Airport: Mr. Belluardo advised the ditch project is ongoing but has had some delays due to inclement weather. However, it should be completed shortly. Wetlands will be evaluated after one full season of drainage on the property has been recorded. ADSB data is starting to be collected and an activity report is expected to be presented at the next Board meeting. There was a discussion regarding the noise complaints and notice being given to Mentor and Willoughby in advance regarding one of the runways being shut down. There was discussion regarding potential noise concerns. A Request for Qualifications is being developed for airport consulting and engineering services. The final runway restriping is scheduled for the week of June 23, 2025.

Reports of Committees: None.

Other Economic Development Items: None.

Resolutions and Motions:

RESOLUTION 2025-30. A RESOLUTION AUTHORIZING INTERGOVERNMENTAL AGREEMENTS WITH THE LAKE COUNTY TRANSPORTATION IMPROVEMENT DISTRICT AND A LEGAL SERVICES AGREEMENT WITH THRASHER, DINSMORE & DOLAN, CO., L.P.A. AS LEGAL COUNSEL FOR THE LAKE COUNTY TRANSPORTATION IMPROVEMENT DISTRICT. A motion was made to approve the resolution by Mr. Siegel which was seconded by Mr. Wassum. Mr. Dynes briefly discussed the resolution and next steps. The Board voted unanimously to approve the resolution.

RESOLUTION 2025-31. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAKE DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND DELIVER AN AGREEMENT WITH SOIL AND MATERIALS ENGINEERS, INC. FOR THE PURPOSES OF CONSTRUCTION INSPECTIONS OF THE AIRPORT TERMINAL BUILDING AND ITS CONSTRUCTION MATERIALS AT THE LAKE COUNTY EXECUTIVE AIRPORT. A motion was made to approve the resolution by Mr. Siegel which was seconded by Mr. Wassum. There being no additional discussion, the Board voted unanimously to approve the resolution.

RESOLUTION 2025-32. 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 SITE PERMIT SUBMISSIONS FOR LAKE DEVELOPMENT AUTHORITY IN SUPPORT OF A TRANSIENT MARINA IN FAIRPORT HARBOR. A motion was made to approve the resolution by Mr. Siegel which was seconded by Mr. Wassum. There being no additional discussion, the Board voted unanimously to approve the resolution.

RESOLUTION 2025-33. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAKE DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND DELIVER A CHANGE ORDER TO MAROUS BROTHERS CONSTRUCTION FOR THE PURPOSES

OF AND IN FURTHERANCE OF CONSTRUCTING AN AIRPORT TERMINAL BUILDING AT THE LAKE COUNTY EXECUTIVE AIRPORT. A motion was made to approve the resolution by Mr. Siegel which was seconded by Mr. Wassum. There being no additional discussion, the Board voted unanimously to approve the resolution.

RESOLUTION 2025-34. A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A PRELIMINARY AGREEMENT IN CONNECTION WITH THE 29801 EUCLID AVE DEVELOPMENT AND THE PROVISION OF OHIO SALES AND USE TAX EXEMPTION CERTIFICATES FOR THE PURCHASES OF CERTAIN BUILDING AND CONSTRUCTION MATERIALS INCORPORATED INTO THAT SITE. Mr. Balthis, stated that this resolution authorizes a preliminary agreement for the purpose of entering into a capital lease transaction. The transaction can change throughout the process, and will come back to the board for final approval when it's time to issue bonds. At this time, the project as a whole, is estimated to be \$24,475,000.00 for the industrial/commercial phase and the estimated amount of the construction loan which would be the bond purchaser, for purposes of our bond issuance, will be approximately \$12,750,000.00. This agreement includes indemnification from the borrower, the constructing developer of the project and will indemnify the LDA from costs. A motion was made to approve the resolution by Mr. Siegel which was seconded by Mr. Wassum. There being no additional discussion, the Board voted unanimously to approve the resolution.

RESOLUTION 2025-35. RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAKE DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND DELIVER AN AGREEMENT WITH GENERAL AVIATION CONSULTANTS, LTD. FOR CONSULTING, ENGINEERING, ARCHITECTURAL, AND GRANT MANAGEMENT SERVICES RELATED TO FAA PROJECT BIL 3-39-0090-030-2025 AT THE LAKE COUNTY EXECUTIVE AIRPORT. A motion was made to approve the resolution by Mr. Siegel which was seconded by Mr. Wassum. There being no additional discussion, the Board voted unanimously to approve the resolution.

Old Business: Mr. Dynes provided a brief update on the Kennedy Parkway acquisition and advised that the lot split is now before the Willoughby Planning Commission and the County. It is anticipated that this matter will close by the end of August.

New Business: Discussions were had regarding the location for the next Board meeting with all recommendations to be forwarded to Ms. Cossick.

Board Remarks: None

Adjournment: A motion was made by Mr. Siegel and seconded by Mr. Wassum to adjourn the meeting at 3:37 p.m., at which time the meeting was adjourned by consensus.

Respectfully submitted by:
Mary Perry