



**LAKE DEVELOPMENT
AUTHORITY**

**REPORT TO THE COMMUNITY
2025**



Cover photo: Grand Riverwalk, in the City of Painesville, by Marous Development Group



ARTHUR Q. LINDROSE
BOARD CHAIR



PATRICK T. MOHORCIC
EXECUTIVE DIRECTOR

The Lake Development Authority (LDA) is Lake County's Port Authority and the economic development arm of the Lake County Commissioners. Our mission is to raise the tide of economic development and community prosperity in Lake County, Ohio. LDA strategically focuses on four key areas:

- Economic Development
- Coastal Development
- Workforce Development
- Aviation

LDA Report to the Community

From Board Chair, Arthur Q. Lindrose and Executive Director, Patrick T. Mohorcic

It is our pleasure to present the *2025 Report to the Community* from the Lake Development Authority (LDA). This past year has truly been a "groundbreaking" one for our organization. We broke ground on four major projects spanning our core business units: economic development, coastal development, workforce development, and aviation.

We were able to support the continued revitalization of Downtown Painesville by providing over \$30 million in financing for two transformative mixed-use developments: [Grand River Walk](#) and [Victoria Place](#). These projects will deliver new, diverse, market-rate housing options as we work to address Lake County's housing shortage and strengthen our downtown community.

Another milestone achievement was the [Mentor Harbor Channel Walls Revitalization Project](#). These century-old walls provide a critical navigation route for Lake County's recreational boating community with access to over 500 public slips at Mentor Lagoons and connecting residents and visitors alike to our county's greatest asset, Lake Erie.

In 2025, we also established a unique and forward-thinking partnership with the [Lake County Workforce Development Board \(WDB\)](#). Through a management agreement, LDA now oversees the Workforce Innovation and Opportunity Act (WIOA) funds for Lake County. This collaboration streamlines our economic development ecosystem, creating a true "one-stop shop" for businesses to access the resources they need to grow and expand. In its first year, the partnership is already delivering results with over 200 job placements with Lake County employers.

We were also proud to break ground on the new [Lake Erie College Athletic Field](#) in partnership with the Lake County Commissioners. This investment has sparked a new era of growth for the College, contributing to a record-breaking year for student enrollment in 2025.

And lastly, but certainly not least, we celebrated the groundbreaking of our new [terminal building at the Lake County Executive Airport](#). This project marks a pivotal step in positioning the airport as a regional corporate hub and supporting our thriving aviation manufacturing industry.

We extend our deepest gratitude to the [Lake County Commissioners](#) for their steadfast partnership and to all our dedicated community collaborators who share in this mission. Together, we are raising the tide of economic development and community prosperity in Lake County, Ohio.



RICHARD J. REGOVICH,
COMMISSION PRESIDENT



JOHN T. PLECNIK,
COMMISSIONER



MORRIS W. BEVERAGE III,
COMMISSIONER

A Message from the Lake County Commissioners

The Board of Lake County Commissioners continue to make significant economic development investments in partnership with the Lake Development Authority.

To kick off 2025, we established the Lake County Transportation Improvement District (TID). The TID program provides funding for transportation projects that drive economic growth through job creation, job retention and private sector investment. Under Ohio House Bill 74, Section 203.40, passed by the 134th Ohio General Assembly, \$4.5 million is allocated annually to the program for each fiscal year of the biennium. TID funds can be applied to all publicly owned roadways in Ohio, with the ability to submit multiple applications per funding round. Each project may receive up to \$500,000 per fiscal year. This program will help communities across Lake County attract additional private sector investment and strengthen our regional infrastructure.

We also broke ground on the new Lake Erie College Athletic Field reinforcing our commitment to the future workforce of Lake County and our only four-year institution within county borders. Lake Erie College experienced a record-breaking enrollment year and continues to be a strong partner in our economic and workforce development ecosystem.

Additionally, we celebrated the completion of the Mentor Harbor Channels Restoration Project, a major investment in our lakefront that enhances public recreation and boating access to Lake Erie.

Finally, through our Lakeshore Improvement Fund, we proudly invested \$500,000 in the shoreline restoration of Osborne Park. This project will protect the City of Willoughby's beloved lakefront park, ensuring that future generations can continue to enjoy the breathtaking views of Lake Erie that define our community.

2024-2025 BY THE NUMBERS

322
JOBS

\$37.06

AVERAGE HOURLY WAGE

\$24,539,146.67
TOTAL PAYROLL

\$674,826.53
INCOME TAX GENERATED

\$490,782.93
LOCAL INCOME TAX GENERATED



Lake Development Authority Hires Airport Manager/Consultant for Lake County Executive Airport

Lake Development Authority is pleased to announce the appointment of Nick Belluardo as Airport Manager, and Quienton Reid as Airport Consultant, for Lake County Executive Airport effective May 6, 2025.

Nick Belluardo is a graduate of Kent State University, where he earned a bachelor's degree in aeronautics with a concentration in aviation management - and where he first learned to fly. In 2017, he earned his Certified Member (C.M.) designation from the American Association of Airport Executives (AAAE) and is currently pursuing his Accredited Airport Executive (A.A.E.) credential.

Nick began managing Wadsworth Municipal Airport in 2014, a role that launched his career in airport leadership. After graduation, he went on to manage Jefferson County Airpark, followed by six years as Airport Planning Manager at both Burke Lakefront and Cleveland Hopkins International Airports. There, he was actively involved in capital improvement projects, grant administration, infrastructure planning, and noise mitigation initiatives.

Today, Nick is the co-founder of several aviation ventures, including Avit Flight Academy, The Airplane Clinic, Flight Services of Wadsworth, and B&P Aviation. He also teaches aviation management at his alma mater, Kent State University. Nick remains engaged in his community, serving as President of the Peninsula Library Foundation, an Aviation Merit Badge counselor, and as a board member of the Kent State University National Alumni Board.

Quienton Reid's passion for aviation began in 2013 at Polaris Career Center in Middleburg Heights, Ohio. After serving on active duty in the U.S. Navy, he continued to build on his aviation experience and earned a Bachelor of Science in Aeronautics with a concentration in Aviation Management from Kent State University in 2024.

Today, Quienton serves as the Airport Manager at Wadsworth Municipal Airport, where he oversees day-to-day operations and supports the airport's long-term strategic growth. In addition to his role at Wadsworth, he also works as a consultant with B&P Aviation, offering his expertise to support aviation development and operational efficiency across a range of projects.

He is currently pursuing his Certified Member (C.M.) designation through the American Association of Airport Executives (AAAE), further solidifying his commitment to excellence and leadership in the field of airport management.

Lake County Executive Airport: 1825 Lost Nation Road, Willoughby, Ohio



**NICK BELLUARDO,
AIRPORT MANAGER**



**QUIENTON REID,
AIRPORT CONSULTANT**



Lake County Breaks Ground on New State-of-the-Art Terminal at Lake County Executive Airport

The Lake Development Authority proudly celebrated the groundbreaking of the new 5,800 sq. ft. terminal building at Lake County Executive Airport (LNN), marking a significant milestone in the county's ongoing commitment to business growth, enhanced regional transportation infrastructure and welcoming travelers to Northeast Ohio.

The modern terminal, located on Lost Nation Road in Willoughby, will replace an aging facility and is designed to better serve corporate, recreational and community aviation needs. Features will include spacious passenger waiting areas, upgraded pilot amenities, modern meeting and conference spaces and dedicated facilities for airport operations and management – all built to accommodate growing demand.

A shortage of pilots exists across Ohio and the United States, and classroom space inside the terminal will support full- and part-time students undergoing flight training, plus educate middle and high school students about the many aviation job opportunities available.

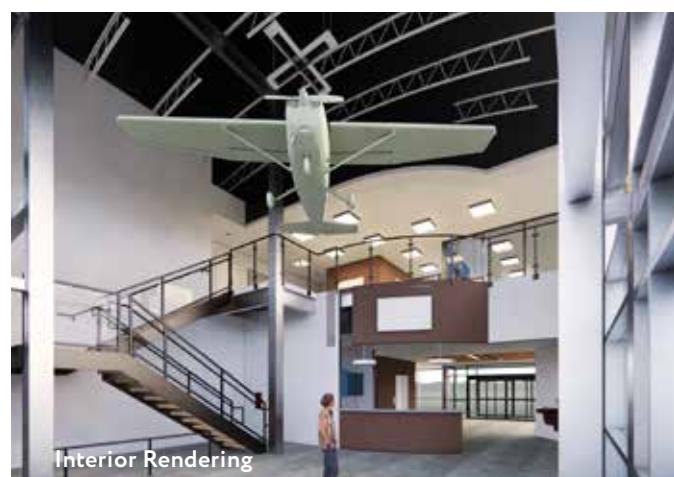
Ohio's general aviation airports collectively support over 15,000 jobs and generate \$1.85 billion in total economic output. Lake County Executive Airport alone supports dozens of based aircraft, tens of thousands of annual aircraft operations and numerous aviation-related businesses.

Investing in the new terminal aligns with the projected \$3.8 billion growth of Ohio's aerospace sector through 2030 and reaffirms Lake County's commitment to the local community, businesses and the broader aviation industry. Soon, travelers will experience a professional and welcoming facility – one that encourages new business investment and supports the continued growth of existing enterprises.

Access to air travel plays a critical role for many businesses, and general aviation airports like Lake County Executive Airport support a significant share of corporate and executive travel. Investing in the airport to ensure it continues to grow and meet the needs of local businesses is vital to the health of the regional economy.



Exterior Rendering



Interior Rendering



Airport Runway Rehabilitation Project

This major airfield improvement project has reached a significant milestone with the realignment of Taxiway A, constructed by Great Lakes Crushing. This transformative effort reconfigured Taxiway A to connect at a 90-degree angle with the end of Runway 5-23, aligning with the current Airport Layout Plan and meeting FAA geometry standards. The project includes upgraded drainage systems, new signage, and energy-efficient LED lighting. Designed to B-II standards per the ALP, the new taxiway features a 35-foot pavement width to accommodate Taxiway Design Group 2 (TDG-2) aircraft, with fillets engineered in accordance with FAA Advisory Circular AC 150/5300-13B.

A key success factor in this project was the extensive coordination with the adjacent runway improvement, which was designed and constructed by separate teams. To ensure a seamless tie-in at the pavement edge, stakeholders from both projects collaborated closely throughout design and construction. This proactive approach allowed for precise grading and alignment, minimizing disruptions and ensuring compliance with FAA standards.

This project exemplifies what can be achieved when multiple teams work together toward a shared goal. The coordination between engineering and construction partners was critical to delivering a safe, efficient, and future-ready airfield. The realigned Taxiway A enhances operational safety and supports long-term growth at the Lake County Executive Airport, reinforcing its role as a vital regional transportation resource.





Airfield Electrical Rehabilitation

The Airfield Lighting Modernization Project at Lake County Executive Airport (LNN), constructed by Jess Howard Electric, replaced the airport's aging lighting infrastructure with a modern, resilient system designed for long-term reliability and future expansion.

A new precast, insulated electrical vault building was constructed outside of taxiway object free areas, replacing the existing vault and allowing for upgraded lighting controls, power distribution, Constant Current Regulator (CCR), radio controllers, and surge protection. The vault features a two-hour fire-rated envelope, enhanced security, and organized equipment layout for safe operation and future scalability.

The project included installation of a new lighting control panel system with both manual and automatic photocell control, as well as reserved capacity for future upgrades. Runway 5-23 and all taxiway edge lighting were replaced with medium intensity LED fixtures using a durable base can and conduit system. In future development areas, reflectors were installed in lieu of permanent fixtures.

Additional improvements included new LED Runway End Identifier Lights (REILs), full LED upgrade of signage, and a new rotating beacon mounted on a 55' galvanized steel tip-down pole with LED obstruction lighting. All electrical

Drainage Study

Clearing the drainage ditches at Lake County Executive Airport isn't just routine maintenance, it's essential for getting a wetlands delineation study done the right way. When ditches are clogged with vegetation or debris, water ends up sitting in places it normally wouldn't. That standing water can make certain areas look like wetlands when they really aren't, throwing off the results of the study. By opening up the ditches and restoring the natural flow of water, consultants can see the site as it truly functions and map out any actual wetlands with confidence and accuracy.

Keeping those ditches clear also makes a big difference for the health of the runways over time. If water can't drain properly, it starts to collect around or underneath the pavement. That moisture slowly weakens the ground that supports the concrete and can lead to cracking, shifting, or other damage, especially during freeze-thaw cycles. Good drainage helps protect the foundation of the runways and taxiways, reduces long-term repair costs, and keeps the airfield safe and dependable for years to come.



connections were routed through newly installed concrete-encased duct banks, which separated 5kV and voltage-driven circuits for safety and maintainability.

Construction was phased to maintain airfield operations, requiring night work and careful coordination during utility service relocation and power switch-over. The project team, led by Nicole Bryan with lighting design engineers Joshua Hebb, Sunil Khatri, and Andrew Daly, delivered a code compliant, FAA-standard solution that supports current operations and future growth.

This project was recognized by the Illuminating Engineering Society Airfield Lighting Committee as the General Aviation Award for Airport Project of the Year!



LDA Continues to Partner with the Grand River Walk Site

June 18th, 2025, was the official groundbreaking for the Grand River Walk development located at 257 E. Main Street. Marous Development has acquired property along State Street in Painesville to develop Grand River Walk, a vibrant mixed-use project featuring first-floor retail and residential apartments above. The project will include a total of 111 apartments: 11 studio units at approximately 580 square feet each, 90 one-bedroom units averaging 740 square feet, and 10 two-bedroom units averaging 1,050 square feet. The first-floor retail will be anchored by Burgers 2 Beer, adding new dining and entertainment options to downtown Painesville.

LDA issued a \$16,845,000.00 tax exempt bond for the development of the Grand River Walk apartments. As part of this effort, the City of Painesville will also construct an amphitheater on the site, creating an exciting destination along the Grand River.



Launching Our Transportation Improvement District

Lake County launched its Transportation Improvement District (TID) program—an initiative designed to accelerate infrastructure improvements that drive economic growth and improve quality of life for residents.

Transportation Improvement Districts are unique entities established under Ohio Revised Code Chapter 5540.02. They operate as “bodies both corporate and politic,” giving them the ability to finance, construct, maintain, and operate transportation projects essential to governmental functions.

Administered in partnership with the Ohio Department of Transportation’s (ODOT) Office of Jobs and Commerce, the TID program provides critical funding for projects that promote job creation, job retention, and private-sector capital investment. The Lake County TID can access up to \$500,000 in ODOT funds per project each fiscal year, with the ability to co-sponsor projects with adjacent counties to maximize regional impact.

TID funding is available for preliminary engineering, detailed design, right-of-way acquisition, and improvements on public roadways. These funds have already been instrumental in advancing high-priority projects in Lake County. By leveraging state and local dollars, the TID ensures that projects move forward quickly and efficiently, with reimbursement provided once agreements with ODOT are fully executed.

The Lake County Transportation Improvement District met to formally adopt its by-laws for the creation of the organization and plans to apply for funding in 2026 for local projects.



Victoria Place Redevelopment Project

Renew Partners LLC (Renew), a real estate developer in Northeast Ohio, recently purchased and has announced plans to redevelop Victoria Place in Downtown Painesville, Ohio. Victoria Place, formerly a retail mall, is currently being used as an office building. Renew, through its affiliate Vic Place LLC, acquired the 191,000 square foot property from Painesville Commercial Properties Inc., an affiliate of the CentiMark Corporation, North America's largest roofing contractor. LDA issued a \$13,500,000.00 sales tax exempt bond for the renovation of Victoria Place in Downtown Painesville.

Painesville is undergoing a major revitalization of its downtown square, beginning with the transformation of the former Chase Bank Building into Lake Erie College dormitories and a significant streetscaping initiative. The city's goal is to attract additional commercial and residential development to the area. The Victoria Place project will contribute to this effort by adding 51,000 square feet of commercial space and 78 residential units. It is also expected to generate 100 construction jobs with an estimated annual payroll of \$6,760,000.



LDA Celebrates the Ribbon Cutting for the Lake Erie College New Turf Field

Lake Erie College is proud to announce the grand opening of its new on-campus turf field!

The turf field will serve as the home for several Storm Athletic teams, including men's and women's soccer, lacrosse, and more. It marks a major investment in student experience, athletic excellence, and campus life.

"We are incredibly grateful to the Lake County Commissioners for their vision and support," said Lake Erie College President Jennifer N. Schuller. "This new turf field represents more than just an athletic upgrade, it's a space for our students to compete, connect, and create lasting memories as part of the Lake Erie College community."

LDA Celebrates the Ceremonial Groundbreaking for the New Mentor Harbor Channel Walls

The Lake Development Authority, City of Mentor, and Mentor Harbor Yachting Club celebrated the ceremonial groundbreaking of the restoration of the Mentor Harbor Channel Wall project.

The Mentor Harbor channel serves as the gateway to multiple marinas, providing Lake Erie access for boating, kayaking, and a variety of recreational activities that contribute to Lake County's vibrant quality of life and eco-tourism economy. Originally constructed in 1928, the channel walls - located adjacent to the Mentor Harbor Yachting Club - have only undergone minor repairs over decades. Today, they require critical restoration to ensure safe navigation and to protect the investments and infrastructure surrounding the harbor from erosion and lake impact.

Thanks to the support of The State of Ohio, the project received \$6 million dollars in state funding for construction, along with contributions from The Lake County Commissioners, The City of Mentor, and The Mentor Harbor Yachting Club. The Mannik & Smith Group is leading the design, engineering, and construction management, while Shoreline Contractors is executing the construction.

"The rehabilitation of Mentor Harbor is a necessary investment to keep Lake Erie accessible to our community." said Patrick T. Mohorcic, Executive Director of the Lake



Development Authority. "We are incredibly thankful to Senator Jerry Cirino, and Representative Jamie Callender for their support in securing this funding. We also want to thank all of our partners - the City of Mentor, Mentor Harbor Yachting Club, Ohio Department of Natural Resources, Ohio Department of Development, the Lake County Commissioners, Mannik & Smith Group, and Shoreline Contractors - for all their hard work in making this project possible."

The project includes placing armor stone around the steel sheet piling on both sides of the channel, removing a sunken barge along the western wall, and added cribbing on either side to reduce wave impact for boaters. Construction is expected to be completed by January of 2026.



Eastlake Power Plant

The City of Eastlake is interested in the development of the northern side of the Eastlake Power Plant property, which would include the existing lakeshore, the property adjacent to the lakefront, the pier/boardwalk, and the CSX rail spur that connects Eastlake to downtown Willoughby. The vision is to repurpose this area for recreational use, and other compatible, non-recreational uses to create the best value for the landowner. Lake Development Authority is working with all of the stakeholders involved with this project, to establish a vision for this property that will present new opportunities for public access to Lake Erie.



Madison Township

The Lakeshore Improvement Fund was created by the Lake County Commissioners to promote lakefront development across the 31 miles of coastline in Lake County. As the entity charged with carrying out the Lake County Coastal Development Plan, the Lake Development Authority (LDA) oversees the Lakeshore Improvement Fund projects and provides recommendations to the Commissioners on projects to be funded through this program.

In 2025, Madison Township received \$50,000 from the Lakeshore Improvement Fund to supplement a federal allocation of \$1 million dollars to place armor stone at the bottom of the bluff to protect drainage and stabilize the erosion control measures taken in 2021-2022.

Previously, Lake Development Authority (LDA) began working with Madison Township to undertake a shoreline stabilization project at Bill Stanton Community Park. Before the project began, Madison Township had \$491,000 available from the original federal funds allocated to purchase the park through the Ohio Department of Transportation. LDA, then successfully requested \$300,000 from the State of Ohio in the 2016 capital budget cycle for design and engineering for the Shoreline Stabilization and Enhancement project. LDA and Madison Township selected CT Consultants to complete the engineering portion of the project. Construction began in early 2021 and was completed in late 2022. The aim of the project was to re-grade the slope of the bluff and install a drainage system, both of which will help slow the dramatic erosion that has taken place at the park over the years. In addition to the much-needed erosion control construction, a trail leading to the lakefront was built on the eastern portion of the bluff and a small picnic and recreation area will be built on the western end for park visitors to sit and enjoy the breath-taking views of Lake Erie.



Lake County Coastal Resilience Study

In January 2025, the Lake County Planning Department was awarded \$150,000 from the Lake Erie Communities Coastal Resilience Grant, administered by the Lake Erie Commission. The LDA has worked with the Planning Department, as well as Soil and Water and Chagrin River Watershed Partners to hire Smith Group to develop the plan. The plan will identify future coastal projects as well as working with stakeholders and communities on their needs. This plan will supplement the new Lake County Comprehensive Plan.



LDA Partners to Manage the Lake County Workforce Development Board

The Lake Development Authority (LDA), in collaboration with the Lake County Commissioners, Lake County Job and Family Services, and the Lake County Workforce Development Board (WDB), established a new partnership aimed at accelerating economic growth and strengthening the region's workforce development system. This collaboration ensured that local businesses had access to a skilled labor pool while providing job seekers with the training and support they needed to succeed in high-demand industries. The initiative aligned workforce strategies with Lake County's broader economic priorities, focusing on closing skills gaps, advancing job readiness, and supporting the region's emerging employment sectors.

Under this partnership, the LDA took a lead role in developing and implementing strategic workforce plans, overseeing adult, dislocated worker, and youth programs, and supporting the effective delivery of services through the OhioMeansJobs Center. The LDA also enhanced employer engagement by integrating its existing Business Retention and Expansion (BRE) program with workforce development efforts—creating a direct link between local businesses and available workforce resources. By combining LDA's economic development expertise with the WDB's oversight of federal Workforce Innovation and Opportunity Act (WIOA) programs, the Commissioners' leadership in countywide workforce priorities, and Job and Family Services' operational coordination, this collaboration created a coordinated, performance-driven approach to workforce readiness, economic competitiveness, and community prosperity in Lake County.



Incumbent Worker Training

In 2025, the LDA, OhioMeansJobs Lake County, and Lake County Job and Family Services have funded over \$42,000 to local companies through our Incumbent Worker Training (IWT) Grant. The training included CDL and lean manufacturing training, helping upskill our current Lake County workforce.

The Incumbent Worker Training grant is a work-based training model that is designed to benefit local employers by offering grants to offset training costs of employees.

2025 Workforce Development Events

- Apr. 9** Auburn Career Center Reverse Job Fair
- Apr. 23** Lakeland Community College Networking Event
- Apr. 30** Spring 2025 Part-Time and Seasonal Job Fair
- May 2** Interview Skills Bootcamp/Workshop
- May 7** In-Demand Jobs Week Career Fair
- June 11** LinkedIn & Online Presence Workshop
- July 16** Older Adults Career Support Workshop
- Aug. 19** Career Clarity Workshop
- Sept. 17** Older Adult Resources & Career Fair
- Oct. 29** Manufacturing Hiring Event

Lake Development Authority Partners



BUSINESS PARTNERS



BUSINESS SUPPORT ORGANIZATIONS



MUNICIPAL PARTNERS



Village of Grand River



Leroy Township, Ohio



THE CITY OF
Painesville

Painesville Township



PERRY
VILLAGE



The City of
Wickliffe



BOARD OF DIRECTORS



Arthur Lindrose
Chairman



John Uhran
Vice Chair



John Rampe
Secretary



Wally Siegel



Bill Martin



Nate Hicks



Kevin Freese



Ronald Wassum



Brandon Dynes
Port General Counsel

STAFF



Patrick Mohorcic
Executive Director



Amy Cossick
Deputy Executive Director



Myranda Keister
Director of Planning
and Development



Debbie Connor
Office Administrator



Nick Bellurad
Airport Manager



Quienton Reid
Airport Consultant

RAISING THE TIDE
of economic development and community
prosperity in Lake County, Ohio



105 Main Street, Suite B501

Painesville, Ohio 44077

440-357-2290 | ldauthority.org



LAKE DEVELOPMENT
AUTHORITY

ldauthority.org