

**Lake Development Authority (LDA)
Board of Directors Meeting Minutes
February 26, 2025**

Call to Order: Mr. Lindrose called to order the meeting held in the Grand River Conference Room in the Lake County Administration Building located at 105 Main Street, Painesville, OH 44077 at 3:08 p.m. with the pledge of allegiance and roll call. Board members in attendance included Ronald Wassum, Wally Siegel, John Rampe (Secretary), Nathan Hicks, Bill Martin, Art Lindrose (Chairman), and Jim Struna. John Uhran (Vice-Chair) and Kevin Freese attended by phone.

Guests: Nick Belluardo and Quintin Reed from B&P Aviation and Bill Opalich from Eastlake Port Authority

Others in attendance: Patrick Mohorcic, Myranda Keister, Amy Cossick, Mary Perry, Brandon Dynes (Legal Counsel) and Debbie Connor.

Approval of Minutes: The members of the Board were provided with electronic copies of the minutes from January 22, 2025, board meeting in advance. A motion was made by Mr. Siegel and seconded by Mr. Struna to approve the minutes as presented. All approved, Mr. Uhran abstained.

Reports and Communications of Officers and Committees:

Chairman's Report: Mr. Lindrose thanked Mr. Wassum, Mr. Martin and Mr. Mohorcic for spending an inordinate amount of time on the terminal building and commended the results to-date.

Executive Director's Report: Mr. Mohorcic discussed that Nick Belluardo and Quintin Reed of B & P Aviation expect to have a completed Airport Assessment for the next board meeting. Mr. Belluardo stated they are waiting on public records requests to complete the assessment. Mr. Reed introduced himself and provided background information about himself. Mr. Mohorcic asked Mr. Dynes for an update on the Kennedy Parkway matter. Mr. Dynes advised he and Kennedy's counsel are working through the Purchase Agreement and Final Settlement Agreement. There may be Board action related to execution of all agreements at the March Board Meeting. There is a possibility of a special meeting for the Willoughby School Board transfer of property to the Summers Group as that matter is wrapping up. Mr. Mohorcic discussed the possibility of a special meeting for the closing of the Grand River Walk as well. Mr. Lindrose discussed NIH financial cuts being noted in news reports and the ripple effects from those if they occur. Mr. Mohorcic advised that the Grand River Walk project and bond deal are expected to close soon and may also coincide with Victoria Place Project, which will be another important LDA capital project. Finally, Mr. Mohorcic discussed Resolution 2025-11, which is a Service Agreement with B & P Aviation.

Public Comments: None

Staff Reports:

Deputy Executive Director - Mrs. Amy Cossick:

Mrs. Cossick advised that bids are being accepted regarding the Lake County Executive Airport tree removal, and they will be accepting them until 1:00 p.m. on March 7, 2025 at the LDA office. An application has been submitted (with assistance from Verdantas) for a grant to help construct a walking and biking accessible trail.

The trail will connect the Villages of Grand River, Fairport Harbor, Painesville City and Painesville Township. Industrial Development Advantage (“IDA”) and InSite met again at the Eastlake Power Plant on February 13, 2025, and they will start renderings on how to utilize the property and hope to have those complete for the March or April board meeting. IDA has a few buildings on the southern portion of the property to demolish. Additionally, there is more land leased from the area owned by IDA and they are willing to transfer to Eastlake so we won’t have to go through any other entities to acquire that lease.

Director of Planning – Ms. Myranda Keister:

Ms. Keister advised of a meeting with Shoreline regarding Mentor Harbor and that meetings will now be weekly on Wednesdays. Mobilization will start this week, and they will be putting in gravel roads. There is a permit modification with ODNR that is still in the works, and we are in the process of receiving our first million dollars of the ODNR grant. No new updates on the Coastal Plan at this time. Lot of work and involvement recently with the Workforce Development Board and learning the policies and making sure they match with the state and federal guidelines. Finally, we have engaged in event planning with JFS staff to assist in accomplishing a variety of goals and objectives.

Mr. Mohorcic report on the Lake County Executive Airport:

Mr. Mohorcic covered the Airport in the Executive Director’s Report and therefore has nothing further to report.

Reports of Committees:

Other Economic Development Items: None.

Resolutions and Motions:

RESOLUTION NO. 2025-11 RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAKE DEVELOPMENT AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A SERVICES AGREEMENT WITH B&P AVIATION. A motion was made to approve the resolution by Mr. Siegel which was seconded by Mr. Struna. The Board voted unanimously to approve the resolution.

Old Business: None

New Business:

Executive Session: The Board entertained a motion to enter into executive session per Ohio Revised Code Section 121.22(G)(2) to consider the sale of property or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Revised Code. A motion was made by Mr. Siegel which was seconded by Mr. Struna. The Board was then polled and each member voted affirmatively to enter into executive session at 3:29 p.m. Chairman Lindrose invited the LDA staff, Mary Perry, and legal counsel Brandon Dynes into executive session. While in executive session the Board discussed the potential sale of property it owns for a public purpose.

A motion was made by Mr. Siegel and seconded by Mr. Struna to adjourn executive session. The Board was again polled and all members voted affirmatively to end executive session at 3:37 p.m.

Board Remarks: Mr. Dynes was asked about the status of an agreement with a past LDA employee and advised that it had been concluded.

Adjournment: A motion was made by Mr. Siegel and seconded by Mr. Struna to adjourn the meeting at 3:41 p.m., at which time the meeting was adjourned by consensus.

Respectfully submitted by:

Mary Perry