

Lake County Ohio Port & Economic Development Authority (LCOPEDA)
Board of Directors Meeting Minutes
October 24, 2018

Present: Mark Freeman, Nate Hicks, Art Lindrose (Chairman), Biljana Lovrinovic, Chris Madison (via telephone), John Rampe (Secretary), James Struna, and John Uhran (Vice Chairman). Mr. Martin joined the meeting at 3:03 PM.

Others present: Mark Rantala (LCOPEDA Executive Director), Tim Cahill (LCOPEDA Director of Public Finance), Peter Zahirsky (LCOPEDA Director of Coastal Development), Patty Fulop (LCOPEDA Lost Nation Airport Manager), Patrick Mohorcic (LCOPEDA Economic Development Manager), Faith Andrews (LCOPEDA Recording Secretary), Monica Drake (Shared Economic Development Director), Ray Headen (LCOPEDA Legal Counsel), Glen Miller (Gazette Newspapers), Chad Felton (News Herald), John Muzik (Lake County Resident), and Arzella Melnyk (Lake County Resident)

Chairman Lindrose called the meeting to order at 3:02 PM.

Executive Session: Pursuant to Ohio Revised Code 121.22(G) (2), Mr. Lindrose moved to adjourn to Executive Session for the purposes of discussing personnel matters. Mr. Uhran seconded the motion. Chairman Lindrose requested a roll call vote, and the vote was recorded as follows: Mr. Hicks – aye, Mr. Lindrose – aye, Ms. Lovrinovic- aye, Mr. Rampe – aye, Mr. Struna – aye, Mr. Uhran – aye, Mr. Madison – aye, Mr. Freeman – aye and Mr. Martin – aye. Motion carried with a 9-0 vote, and the Board went into Executive Session at 3:04 PM. Mr. Rampe moved to come out of Executive Session and reconvene the board meeting. Ms. Lovrinovic seconded the motion. Chairman Lindrose requested a roll call vote, and the vote was recorded as follows: Mr. Hicks – aye, Mr. Lindrose – aye, Ms. Lovrinovic- aye, Mr. Rampe – aye, Mr. Struna – aye, Mr. Uhran – aye, Mr. Madison – aye, Mr. Freeman – aye and Mr. Martin – aye. Motion carried with a 9-0 vote, and the Board reconvened the meeting at 3:52 PM.

Public Comment: There was no public comment.

Approval of Minutes: The minutes of the September 26, 2018 Regular Meeting were provided to the Board for review prior to the meeting. Mr. Lindrose noted two (2) minor changes in the director's report; with those corrections,

Mr. Freeman moved for approval and Mr. Uhran seconded the motion to approve the minutes of the September 26, 2018 Regular Board Meeting. The Minutes of the September 26, 2018 Regular Board Meeting were approved with a 6-0 vote. Mr. Hicks, Mr. Martin and Mr. Struna abstained. Mr. Madison signed off from the meeting at 3:58 PM.

Chairman's Report: Mr. Lindrose asked Mr. Struna, as the newest board member, to say a few words. Mentor council recommended him to commissioners and the commissioners appointed him to the board.

Mr. Struna addressed the board providing his abundance of history with the Mentor Community, his ties to Lakeland Community College and his interest in economic development since 1980 when Caterpillar vacated. The board members welcomed him.

Director's Report: Mr. Rantala reported that the port has been tracking, from the Dashboard reports, births and deaths in Lake County along with marriages. The trend does not look good; this year, the death to birth ratio in general terms is a deficit of 2,637 births which does not vote well for our future work force. He found that concerning and it speaks to the LCOPEDA's need to work on our need to attract people to our county. Last year he attended south by southwest, a futurist thinking conference, Richland County has the Richland foundation which

sent 15 people with intent of exposing people to future ideas to attend sessions on government, businesses, startups, etc. There are nearly 600 plus conference topics available. He thought that would be a great idea for Lake County to get exposed to those things, so he has been reaching out to people that may be good candidates to attend in hopes of getting their companies to send them along and to raise some money to offset some of the cost. He is trying to orchestrate a contingent to attend that conference and looking for people in their 30s and 40s; people who will impact Lake County in the future including business people. The idea is not for them to go to sessions together, but to go to as many business sessions as possible. Mark requested suggestions from the board on people they would like him to reach out to. Next year the conference is around March 12 and sessions go for about 5 days. It is not inexpensive, but he leaves with a wealth of ideas. Presenters are world class speakers with great topics.

Director of Public Finance's Report: Mr. Cahill reported that the port will receive the Auditor of State Award for the second year in a row to be presented at the November Board Meeting. He briefly reviewed the quarterly financial reports for both the Port and the airport. Mr. Cahill reported that Tapestry received a certificate of occupancy and some staff attended a VIP opening with a grand opening scheduled for November 28, 4-6PM which is the date of our next board meeting. There is potential new opportunities for bond financing one is a possible health care and another light manufacturing. Hopefully they will move forward.

Economic Development:

Bank Street – Mr. Rantala reported that demolition is nearly complete of old office building, the final transfer docs from Rodewald are going to city of Painesville tomorrow. We then will have transferred all properties and created approximately 50 jobs. At the next meeting we'll have a consolidated spreadsheet of the history of bank street properties; we would be left with southeast quadrant that could be developed, there are some EPA restrictions on what can be developed. This means we have satisfied the clean Ohio grant, we will have about 15 jobs more than required with future growth on the site. Since we became involved, we have managed to accomplish complete cleanup, no further action letter, covenant not to sue, brought 4 tenants in, created jobs plus income and real estate property taxes that will benefit the city of Painesville rather than having 5 rusting hulks just sitting there. It is Port Authority at its best.

Mr. Lindrose asked about the remaining time that Great Lakes had to occupy their space and Mr. Rantala recalled possibly until May. The new trestle is complete and being used, but the old trestle needs demolished.

Lost Nation Airport – Mrs. Fulop reported that Master Plan continuing and reviewed all open and future grants. She advised the board that on October 30th at 1PM we will be on a conference call with FAA on projects for 2018 and 2019. Any board members that would like to participate should let her know. Omnibus bill funding application is due 31 of October; there is a resolution on today's agenda for board approval to deliver an application. The project will be for the creation of an entrance at the north end of the airport at the extension of Kennedy Parkway. The grant is 100 percent funded if picked as one of the projects so there will be no match. It cannot include public utilities or public roadways. Mr. Freeman asked if the grant was contingent on us making some representation on funding utilities. Mrs. Fulop responded that it is not. She noted that meetings have occurred with the City of Willoughby and others relative to getting the infrastructure started. ODOT grants were also discussed; they cover Obstruction Removal and will be funded in phases over the next two years. In the meantime FAA mandated a few trees to be removed at the end of runway 23 and posted a NOTAM restricting the night usage. The trees have been removed, and the NOTAM though still in process, will follow. She briefly reviewed the resolutions being presented to the board for consideration today. She noted that the port did not receive a grant from EPA for the yellow plow truck from clean vehicle funding. It was not a complete surprise since the goal of the grants were to eliminate emissions and ours are minimal. It leaves us with a dilemma on obtaining another plow truck in the next year since we have two that are on their last legs. The Weston deal closed and had a ground breaking. They are making a lot of progress on the site. Maintenance contract is up for renewal soon. The FBO is looking for about a 30% increase which will be hard for the airport to support. The airport is looking to do its due diligence and go out to bid to see where there offer stands. Maintenance is difficult on the airport due to FAA regulations, training and supervision. She will continue to negotiate with Classic Jet Center.

Coastal Plan – Mr. Zahirsky reported that Mentor Harbor Channel all necessary agreements signed by all parties. Funding has all been approved at their level. We still need detail on project costs and how money will be spent. Earlier, the project was approved by commissioners for bed tax funding and hopefully will have resolution next month for the feasibility study to rehabilitate channel. Erie Road Park in Eastlake is looking for grant funding from Chagrin River Watershed Partnership. We already had discussions with county administration to use hotel tax fund as match for that. Stanton Park - really interesting discussions with Army Corps and ODOT. We may put more prefill than required since ODNR agrees that sand naturally wants to be in the lake. EPA wants to ensure clean sand. ODNR wants it done in stages so we will recalibrate plans. We have a little over \$150K remaining in the capital budget allocation and will use that to move utilities. Mr. Hicks asked for clarification on the purpose of the prefill sand and Mr. Lindrose inquired about how far we need to move the utilities and Peter expected it was just the east west lines at about 100 ft. The newest project is in Grand River as a revitalization project in what we call the waterfront entertainment district plus public access points to the river. We have so far applied to NOWACA for an \$ 80,000.00 grant that will give us planning funds to develop street scape. We are hoping to get the money to design a plan, build off the maritime history of Grand River and give it a cohesive feel to attract businesses to that area. We presented to NOWACA and the presentation went well, we won't find out about grant until March. Peter thinks application was well received. The News Herald ran a story regarding the grant for Fairport Harbor, we looked at original coastal development plans and decided to pursue funding for marina study and relocating or rebuilding water treatment facilities as Fairport Harbor qualifies for those funds. We want to do a study that would look at widening Water Street and a blight study for highest and best use.

Business Retention/Expansion: Mr. Mohorcic reported that he has met with 88 companies since May and briefly summarized his efforts thus far which have been mostly this month on outreach and he was down at the Ohio Economic Development Association where he and Tim presented for the City of Mentor and we also talked to Bio Enterprise and how we can work with those as well. One company applied for the Ohio Workforce Development Voucher where they can be reimbursed for training we should know the status of their application next week. Patrick will look at going to the Ohio Manufacturers Workforce Development Conference and continue to meet with companies. Mr. Rampe asked about setting up apprenticeship programs and it is one of their goals for 2019. Mr. Mohorcic stated that Alice Cable and he met for breakfast and talked about how to work with AWT, so the preliminary talks have been started and are now diving into how that might work.

West End Update

Shared Economic Development Director's Report – Ms. Drake reported that she has been busy in all three cities and she presentation for cities of Willowick, Eastlake and Willoughby for vine street corridor and Lake Tran going for a NOACA grant. She is taking a TLCI planning study for Wickliffe requesting an implementation grant. She is working on the ABB property, where there is a potential brownfield project. They are also looking at developing a strategic plan to achieve goals for long term projects and drive what is important to the communities like Historic Kirtland. She reported that 33% of the land in Kirtland is parks.

Mark commented on the amount of involvement with the TLCI grants. At no point in the last five years have we been involved in 4 TLCI grants. Monica attends BRE calls with Mr. Mohorcic when he is calling on businesses located in the cities which she serves.

The Better Flip – Mr. Rantala reported that the project has been a struggle. He briefly reviewed the resolution being presented to the Board for consideration today. The project is progressing; the basement turned out to have more issues than anticipated as did the sewer causing us to use more of our budget than anticipated. He expects we will run out of budget before we run out of project. There is a resolution 2018-24 on the agenda today for a budget adjustment of an additional \$ 60,000.00. It is progressing, the interior framing is nearly complete with some addition framing likely started today. It will be the end of the year before we have it ready for open houses so he anticipates the auction will be pushed off until early summer. The Idea Stream is going to film and Mr. Mohorcic has been on site every day documenting the progress. Ms. Lovrinovic asked about the auction, she wondered if it would be a live auction. Mr. Rantala stated that they may take bids, but have not made a final

decision yet. Ms. Lovrinovic inquired if will we make money on the house and do we auction like the YMCA. Mr. Rantala commented that the difference in the YMCA model is that they take a lot of donations for the work done. We took the low bidders as we went and will use them as salesmen for us so we can have the groundswell of conversation handy. To break even, we would need a pretty aggressive auction, but we will benefit from the marketing.

Other Economic Development Items: Mr. Rantala reported that the unemployment rate in Lake County is down to 3.9%.

Mr. Freeman mentioned that the treasury came out for some rules for opportunity zones regulations. Mr. Rantala looking at them and heard presentation last week. He heard that it was suggested that one more round of comments be heard and it will not be final until end of the year. Mr. Hart is going over them and he will be having conversations with Chris and looking at publications from CDFA and exploring potential benefit to us being the fund. There are a couple port authority type entities that have moved down that road. We are not sure yet if that is a road we want to go down, but we are looking to see what they are doing. There are 2 opportunity zones downtown Painesville and Fairport Harbor and we are having conversations. We thought there may be some investment interest in Painesville where they are working on a housing component for the hospital site and for Fairport, we do not have a project at a stage where it will show up as an opportunity zone project yet.

Resolutions:

2018-24: Resolution of the Board of Directors of the Lake County Ohio Port & Economic Development Authority (LCOPEDA) Amending the Budget for the Accounting Line Item Created Within the Port Authority's General Fund Related to the "Better Flip" Demonstration Project. Mr. Rampe moved for approval. Mr. Struna seconded the motion. The motion carried with an 8-0 vote.

2018-25: Resolution of the Board of Directors of the Lake County Ohio Port & Economic Development Authority (LCOPEDA) Authorizing the Executive Director to Execute and Deliver a Grant Application to the Federal Aviation Administration under the Consolidated Appropriations Act 2018 for Supplemental Funding to Widen the Taxiway and Create a North Entrance to the Lost Nation Airport. Mr. Martin moved for approval. Mr. Hicks seconded the motion. The motion carried with an 8-0 vote.

2018-26: Resolution of the Board of Directors of the Lake County Ohio Port & Economic Development Authority (LCOPEDA) 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 FY2019 Matching Grant Program. Ms. Lovrinovic moved for approval. Mr. Uhran seconded the motion. The motion carried with an 8-0 vote.

Strategic Plan: Mr. Rantala proposed moving the Strategic Plan discussion until next meeting. The Board concurred.

New Business: There was no new business to be discussed. Mr. Rantala advised the board that the December meeting will be the last meeting for Mr. Madison after 12 years of service. He is the last of the original board members. We will plan on going to the Fish Market after the December 19th board meeting for his retirement.

Board Remarks: There were no further Board remarks.

Executive Session: Pursuant to Ohio Revised Code 121.22(G)(3), Mr. Hicks moved to adjourn to Executive Session for the purposes of a conference with an attorney for the public body concerning a dispute involving the public body that is the subject of pending or imminent court action. Mr. Rampe seconded the motion. Chairman Lindrose requested a roll call vote, and the vote was recorded as follows: Mr. Freeman – aye, Mr. Hicks – aye, Mr. Lindrose – aye, Ms. Lovrinovic- aye, Mr. Martin – aye, Mr. Rampe – aye, Mr. Struna – aye, and Mr. Uhran – aye. Motion carried with an 8-0 vote, and the Board went into Executive Session at 4:58 PM. . Mr. Freeman moved to come out

of Executive Session and reconvene the board meeting. Ms. Lovrinovic seconded the motion. Chairman Lindrose requested a roll call vote, and the vote was recorded as follows: Mr. Freeman – aye, Mr. Hicks – aye, Mr. Lindrose – aye, Ms. Lovrinovic- aye, Mr. Martin – aye, Mr. Rampe – aye, Mr. Struna – aye, and Mr. Uhan – aye out of executive session 5:24 PM

Mr. Martin moved for adjournment. Ms. Lovrinovic seconded the motion. The motion carried and the Board adjourned by consensus at 5:25PM.