

**AVON LAKE COMMUNITY IMPROVEMENT CORPORATION  
MINUTES**

Regular Public Meeting  
Avon Lake City Hall Council Chambers  
and Virtual  
November 11, 2022  
9:00 A.M.

**I. Attendance**

Directors in attendance in person were Ron Kovach, Mayor Greg Zilka, Councilman Zach Arnold, and Ted Esborn. Janice Lapina joined virtually. From the Brownfield Committee, Todd Davis was present in person while Andrew Perry and Jeff Brausch joined virtually.

Also in attendance in person were Councilman KC Zuber, Chris Livingston (Avison Young), Don Lydon (Avison Young), Jim Ziemnik (Lorain County Metroparks), Dan Rogatto (Charah/ALERG), Wayne Woodruff (Charah/ALERG), and Dick Shields (Avison Young). Also in attendance virtually were Gary Deigan (Deigan & Associates) and Scott Reschly (Charah/ALERG)

**II. Approval of Minutes from October 25 Meeting**

Councilman Arnold made a motion to approve the minutes. Mayor Zilka second. Motion passed, 5-0.

**III. Update on CIC Finances**

Ted Esborn, Treasurer, reported that there were no changes in the balance of the CIC account since the November meeting, remaining at \$6,489.55.

**IV. Process and Division of Duties between City and CIC under 2022 Agency Agreement**

Ted Esborn reported that the City and the CIC had entered into an agency agreement—pursuant to an ordinance passed earlier—designating the CIC as the City’s agent for economic development generally and lakefront development specifically (**agreement attached**). Mr. Esborn also noted that the agreement does not take essential review functions away from the City government.

**V. Status Update from ALERG**

Representatives from ALERG used a power point presentation to share the status update (**presentation attached**).

Dan Rogatto spoke about safety at the plant site, discussing site specific safety training and the ALERG safety committee.

Gary Deigan spoke on environmental updates, saying that his team had done borings and they are optimistic. Drilling so far has been north of Lake Rd. 90,000+ gallons of oil have been removed from the plant so far.

On abatement, Dan Rogatto said that there have been five visits from OhioEPA. On demolition, Mr. Rogatto said that the coal conveyor over Lake Rd. had been removed. Concrete has been pumped into the intake and discharge. Railroad track that has been removed will be recycled

ALERG's timeline for the project shows all aspects completed by the end of 2024.

Ted Esborn asked Mayor Zilka and Councilman Arnold—how should ALERG view communication from Avon Lake's Environmental Affairs Advisory Board? Councilman Arnold said that he plans on attending EAAB meetings in the future, and that CIC should be ALERG's first point of contact. Mayor Zilka said that EAAB has good questions, and it is not unreasonable for people to be interested.

On the Round I grant from Ohio Department of Development, Gary Deigan said that ALERG is appreciative that \$300,000 was obtained by Avon Lake. He said that it is a timing issue regarding the implementation of it, that he still has work to do with the City.

Dick Shields said that ALERG is starting to market the turbine hall. Mr. Shields said that ALERG wants to work with the City over the winter on economic development and planning.

Janice Lapina asked if the CIC can access the information collected from post-it notes at the public meeting in July. Dick Shields said yes.

Dick Shields played a short video that ALERG had recently completed, kicking off a marketing campaign for the site.

Todd Davis said that CIC and ALERG should aim for a development agreement, Dick Shields said he agreed.

## **VI. Adjournment**

Janice Lapina made a motion to adjourn. Mayor Zilka second. Motion passed 5-0.