

An abstract graphic at the top of the page consists of several overlapping, curved shapes. The topmost shape is a light blue trapezoid. Below it is a thin, light blue line. The next shape is a green trapezoid, followed by a dark blue trapezoid. All these shapes appear to converge towards the right side of the page.

June 27, 2024

Meeting of the Board of Directors

Agenda One Maritime Plaza, 2nd Floor, Classrooms A & B Thursday, June 27, 2024, at 8:00 a.m.

	Page No.
I. Call to Order	
II. Roll Call	
III. Public Comment Period	
IV. Report and Communications from the Vice-Chair: Christine Castellano	
V. Report of the President and CEO: Thomas J. Winston	
A. Report Regarding Acquisition of Goods, Equipment, Materiel and Services for Quarter Ending March 31, 2024	4-7
VI. Consent Agenda	
A. Approval of Previous Meeting Minutes	8-14
B. Operating Results through May 2024	15-25
C. Consider Contract for Parking Structures Restoration 2024 at Port Lawrence, Superior & Vistula Parking Structures (RAM CONSTRUCTION OF MICHIGAN, INC.)	26-28
D. Consider Construction Contract for Airfield Crack Sealing, Airfield Marking, and Sign Replacement at Toledo Executive Airport	29-30
E. Financing Programs Dashboard	31
F. BetterBuildings Northwest Ohio Dashboard	32
G. Northwest Ohio Bond Fund Trustee Report	33
H. Eugene F. Kranz Toledo Express Airport Statistics	34
I. Dr. Martin Luther King, Jr. Plaza Passenger Statistics	35
J. Seaport Statistics	36
K. Diversified Contractors Accelerator Program Report	37

VII. Recommendations and Reports from Standing Committees

A. Finance & Development Committee: John Szuch, chair

1. Consider Placement of 0.40-Mil Tax Levy Renewal on November 5, 2024, Ballot 38-45
2. Consider Grant Agreement from Ohio Department of Development in Support of the Glass City River Wall Lighting Project 46-47

B. Planning & Operations Committee: William Carroll, vice-chair

1. Consider Memorandum of Agreement to Reimburse U.S. Customs & Border Protection 48-49
2. Consider Contract for New Roadway, Utilities & Associated Work at Farnsworth Business Park 50-51

C. Government, Community & Human Relations Committee: Wayne Blanchard, vice-chair

1. Consider Community Economic Development Initiative Grant for Toledo Muslim Doctors Initiative dba Halim Clinic 52-53
 - A. Exhibit A 54-59
2. Consider Community Economic Development Initiative Grant for Metroparks Toledo Foundation 60-61
 - A. Exhibit B 62-66

VIII. Other Business

IX. Adjournment

**Report Regarding Acquisition of Goods,
Equipment, Materiel and Services for Quarter Ending
March 31, 2024**

The President reports quarterly on acquisitions made under Resolution No. 3-13 costing \$10,000 to \$100,000 and paid with funds appropriated in existing budgets for which all applicable legal requirements regarding bidding have been met, and for which no action is required by the Board:

January

Lott Industries, Inc. Custodial Services OGC	33,897.36
Beamont Heating and Cooling Preventive Maintenance and Repair VAV Upgrade OGC	20,711.75
St. Moritz Security Services Security OGC	10,405.65
Allegiant Air Marketing Agreement	39,322.63
TLCPA Services Janitorial Services OGC, TEA	32,781.45
Total Comm Video and Intercom Master Station OGC, OMP	17,383.30
American Great Lakes Ports Dues	13,457.50

Beamont Heating and Cooling 32,695.27
 Preventive Maintenance and Repair
 All Locations
 Controls Conversion
 OGC

Monthly Total: \$200,654.91

February

Lott Industries, Inc. 33,897.36
 Custodial Services
 OGC

Beamont Heating and Cooling 40,090.86
 Preventive Maintenance and Repair
 TEA, TMP, OGC
 VAV Upgrade
 OGC

Mansfield Oil Company R.W. Earhart 32,183.85
 Fuel
 TEA

Assa Abloy Entrance Systems 14,500.00
 Entrance Slider
 OGC

Avfuel Corporation 61,686.15
 Fuel
 TDZ

Beamont Heating and Cooling 39,904.28
 Preventive Maintenance and Repair
 All Locations
 VAV Upgrade
 OGC

The Hylant Group 70,425.25
 Insurance
 All Locations

Winter Services	16,755.00
Snow Control	
OMP, TMP, OGC, MLK	
DiPerna & Company	10,470.00
Advisory Services	
Mannik & Smith Group, Inc.	15,207.87
Topographic Survey	
Post Street	
Winter Services	20,610.00
Snow Control	
OMP, TMP, OGC, MLK	
Monthly Total:	\$355,730.62

March

Lott Industries, Inc.	33,897.36
Custodial Services	
OGC	
Air America Aviation Services	13,490.04
Management and Fuel Flow Fees	
TDZ	
Beamont Heating and Cooling	44,049.06
Preventive Maintenance and Repair	
TEA, OGC	
VAV Upgrade	
OGC	
Beamont Heating and Cooling	55,484.30
Preventive Maintenance and Repair	
All Locations	
Control Conversions	
OGC	
Klumm Brothers Landscaping	10,332.50
Replace/Repair Drain Tile Edgefield	
Treatment System	
Center of Innovation	

Allegiant Air Marketing Agreement	11,028.27
DGL Consulting Engineers LLC Structural Investigation Overland Parkway	11,785.00
Schindler Elevator Corp. Preventive Maintenance OGC, OMP	10,309.94
Verdantas Site Evaluation and Assessment Center of Innovation	13,791.97
Monthly Total:	\$204,168.44
Total for Quarter:	\$760,553.97

Meeting Minutes of the Board of Directors Thursday, May 23, 2024

ROLL CALL

The third meeting in 2024 of the Toledo-Lucas County Port Authority Board of Directors was called to order at 8:01 a.m. on Thursday, May 23, 2024, at One Maritime Plaza, Toledo, Ohio.

The following members were present: Chair Robin Whitney, Vice Chair Christine Castellano, Wayne Blanchard, William Carroll, Kimberly Cutcher, David Fleetwood, Amy Hall, Joshua Hughes, Nadeem Salem, and John Szuch.

The following members were absent: Suzette Cowell, Jonathan Lyons and Sharon Speyer.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT PERIOD

Chair Whitney invited comments from the public. Hearing none, she proceeded with the order of business.

REPORT AND COMMUNICATIONS FROM THE CHAIR: ROBIN WHITNEY

Chair Whitney recognized Port Authority staff on the Northwest Ohio Bond Fund's 100th project milestone and the incredible impact that the Fund has had on the community, noting that many great things are happening at the Port Authority worth recognizing and celebrating.

Chair Whitney next introduced Dr. Russell Mills, the Senior Principal and Senior Regional Officer of the Pittsburgh Branch of the Federal Reserve Bank of Cleveland, who provided a Regional Economic Overview.

REPORT OF THE PRESIDENT AND CEO: THOMAS J. WINSTON

Mr. Winston thanked Dr. Mills for his presentation and continued work with the Port Authority in his new capacity with the Federal Reserve Bank of Cleveland. Mr. Winston next reported on the Northwest Ohio Bond Fund activity, specifically highlighting the recent YWCA capital improvement project and the upcoming 100th bond project scheduled for May 30th with Midwest Terminals, which will expand capacity at the Port of Toledo. Mr. Winston recognized the Airport team, as well as other Port staff, for the successful FAA Triennial full-scale exercise, which provided an opportunity to test the communications and safety response of the Airport, noting that the activity utilized 40 volunteers plus the involvement of area emergency responders. Mr. Winston further announced that the Facilities & Operations team is working on several Capital Improvement Projects and that a project review will be forthcoming in the next several months.

CONSENT AGENDA

Chair Whitney presented the following Consent Agenda, copies having been distributed in advance to all directors, and asked if there were any comments or questions. Hearing none, upon a motion made by Director Carroll to adopt the Consent Agenda and seconded by Director Fleetwood, the Consent Agenda was unanimously adopted as submitted:

- A. Approval of Previous Meeting Minutes: March 28, 2024 Motion
- B. Operating Results through April 2024
- C. Consider Lease with Xcel Properties LLC for land at Toledo Express Airport Res. 13-24
- D. Financing Programs Dashboard
- E. BetterBuildings Northwest Ohio Dashboard
- F. Northwest Ohio Bond Fund Trustee Report
- G. Eugene F. Kranz Toledo Express Airport Statistics
- H. Dr. Martin Luther King, Jr. Plaza Passenger Statistics
- I. Seaport Statistics
- J. Diversified Contractors Accelerator Program Report

RECOMMENDATIONS AND REPORTS FROM STANDING COMMITTEES

FINANCE AND DEVELOPMENT

Director Szuch, Chair of the Finance & Development Committee, referred to the Operating Results through April 2024, noting \$1,606,425 excess operating revenue over operating expense, ahead of budget by \$717,808 with revenues ahead of budget by \$209,963 and expenses falling under budget by \$507,845.

A. Consider Professional Services Agreement with Northwest Ohio Development Assistance Corporation

Director Szuch reported that the Port Authority and the Northwest Ohio Development Assistance Corporation (NODAC) are parties to an agreement whereby the Port Authority manages the U.S. Small Business Administration (SBA) 504 Loan Program on behalf of NODAC, a Certified Development Corporation (CDC) authorized by the SBA to administer the Program anywhere in the State of Ohio. He reported that the current Professional Services Agreement has expired, and a new agreement has been negotiated with the same financial terms. The term of the proposed agreement would be for one year, with four, automatic one-year renewal terms.

The Finance & Development Committee recommended adoption of a resolution authorizing the President to execute a Professional Services Agreement with the Northwest Ohio Development Assistance Corporation for the provision of staff support services in connection with the marketing, underwriting, closing, and servicing of U.S. SBA 504 loans under their rules and regulations in effect now or in the future, as described.

Following discussion, upon motion of Director Salem, seconded by Director Blanchard, and unanimously carried,

RESOLUTION NO. 14-24

AUTHORIZING CONTRACT WITH NORTHWEST OHIO DEVELOPMENT ASSISTANCE CORPORATION

was adopted. The resolution in its full text is incorporated in the Resolutions Journal of the Port Authority.

B. Consider the Renewal of an Existing 0.4 Mill Tax Levy for the Purpose of the Port Authority Including its Economic and Jobs Development Programs and Requesting the Lucas County Auditor to Make Certain Certifications, Pursuant to Section 4582.14 of the Revised Code

Director Szuch reported that in November 2018, the voters of Lucas County approved the renewal of an existing 0.4-mill tax levy for the purpose of the Port Authority, including its economic and jobs development programs, for five years. Accordingly, the authority to levy this 0.4-mill tax expires in calendar year 2024. In order to submit the question of a tax levy renewal for collection in calendar year 2025-2029, the Port Authority is required to authorize two resolutions. The first resolution seeks to request the County Auditor to make certain certifications; once the County Auditor's certifications are provided, the second resolution will seek to authorize the placement of the levy on the ballot for decision in November 2024.

The Finance & Development Committee recommended adoption of a resolution to request the Lucas County Auditor to make those certifications required by Section 5705.03(B)(2), including the property tax revenue that will be produced by the stated millage, the total taxable value used in calculating the estimated property tax revenue, and the value per each \$100,000 of the appraised value.

Following discussion, upon motion of Director Carroll, seconded by Director Cutcher, and unanimously carried,

RESOLUTION NO. 15-24

A RESOLUTION DECLARING IT NECESSARY TO RENEW AN EXISTING 0.4-MILL TAX LEVY FOR THE PURPOSE OF THE PORT AUTHORITY INCLUDING ITS ECONOMIC AND JOBS DEVELOPMENT PROGRAMS AND REQUESTING THE LUCAS COUNTY AUDITOR TO MAKE CERTAIN CERTIFICATIONS, PURSUANT TO SECTION 4582.14 OF THE REVISED CODE

was adopted. The resolution in its full text is incorporated in the Resolutions Journal of the Port Authority.

C. Consider Donation of Land to City of Toledo for Glass City Riverwalk Right-of-Way

Director Szuch reported that the Port Authority had been asked to donate approximately 0.003 acres of Lucas County Parcel 15-47347 and approximately 0.043 acres of Lucas

County Parcel 15-47328 to the City of Toledo as right-of-way to allow the Glass City Riverwalk to run parallel to the Maumee River along Water Street.

The Finance & Development Committee recommended authorizing the President to execute all documents associated with the donation of this property to the City of Toledo.

Following discussion, upon motion of Director Fleetwood, seconded by Director Hall, and unanimously carried,

RESOLUTION NO. 16-24

AUTHORIZING DONATION OF PROPERTY TO CITY OF TOLEDO FOR GLASS CITY RIVERWALK

was adopted. The resolution in its full text is incorporated in the Resolutions Journal of the Port Authority.

PLANNING & OPERATIONS

A. Consider Contract for Pump Station & Force Main Improvements (Salenbien Trucking & Excavating, Inc.)

Director Cutcher, chair of the Planning and Operations Committee, recalled that, consistent with the Port Authority's Capital Improvement Plan, the Pump Station & Force Main that service Facility No. 1 need replacement. The project consists of the installation of approximately 1,732 feet of new force main, an air release manhole, force main valve vault, and related valves and fittings; installation of a new sanitary pump station including new pumps; taking the existing pump station dry well out of service; conversion of the existing pump station wet well to a sanitary manhole; abandonment of the existing force main; electrical improvements; and related restoration and erosion control items. The lowest responsive and responsible bid received for the Pump Station & Force Main Improvements project at Facility No. 1 is recommended to be Salenbien Trucking & Excavating, Inc., with a combined base bid and Alternates 1 and 2 bid in the amount of \$706,449.97 which is under the total combined estimate for the project.

Director Cutcher recommended adoption of a resolution authorizing the President to enter into a contract with Salenbien Trucking & Excavating, Inc., in an amount not to exceed \$706,449.97 and authorizing payment, including up to an additional 10% contingency. This project will be paid from Port Authority Reserves or Capital Improvement Funds, as determined appropriate by the President.

Following discussion, upon motion of Director Blanchard, seconded by Director Salem, and unanimously carried,

RESOLUTION NO. 17-24

AUTHORIZING CONTRACT FOR PUMP STATION & FORCE MAIN IMPROVEMENTS AT FACILITY NO. 1 (SALENBIEN TRUCKING & EXCAVATING, INC.)

was adopted. The resolution in its full text is incorporated in the Resolutions Journal of the Port Authority.

B. Consider Contract for West Airport Service Road (Henry W. Bergman, Inc.)

Director Cutcher recalled that the Port Authority previously received funding through the Toledo Metropolitan Council of Governments' Surface Transportation Block Grant Funding Program and the Ohio Department of Jobs and Commerce Program to resurface West Airport Service Road at Eugene F. Kranz Toledo Express Airport. Bids for the project were received and the lowest responsive and responsible bid was submitted by Henry W. Bergman, Inc.

Director Cutcher recommended adoption of a resolution authorizing the President to execute an agreement with Henry W. Bergman, Inc. for the Project in the amount of \$522,273.27, the costs of which, including up to a 10% contingency, will be paid from the TMACOG Grant, the ODJC Grant, and Airport Reserves as authorized by Resolution No. 42-22.

Following discussion, upon motion of Director Hughes, seconded by Director Blanchard, and unanimously carried,

RESOLUTION NO. 18-24

AUTHORIZING CONTRACT FOR WEST AIRPORT SERVICE ROAD (HENRY W. BERGMAN, INC.)

was adopted. The resolution in its full text is incorporated in the Resolutions Journal of the Port Authority.

C. Consider a Professional Services Agreement with CHA Consulting Inc. to Provide Engineering, Architectural, and Planning Services for the Eugene F. Kranz Toledo Express Airport and Toledo Executive Airport

Director Cutcher recalled that the Federal Aviation Administration (FAA) provides grants to eligible airport sponsors for approved airport capital improvement projects (ACIP). Following the guidelines prescribed by the FAA, the Port Authority solicited Statements of Qualifications from aviation consulting firms for three separate components: Engineering, Architecture, and Planning. Four firms were invited to present their services and qualifications to a team of Port Authority personnel. CHA Consulting, Inc (CHA) was determined to be the most responsive firm with qualifications best meeting the selection criteria for all three components. CHA will submit work orders for each project under the master professional services agreement.

Director Cutcher recommended adoption of a resolution authorizing the President to enter into an agreement with CHA for all three aviation consulting components (Engineering, Architecture, and Planning Services) for a term of five (5) years. The Port Authority would

negotiate with CHA on a project basis and enter into work orders for services based on each project's scope of work.

Following discussion, upon motion of Director Fleetwood, seconded by Director Hughes, and unanimously carried,

RESOLUTION NO. 19-24

AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH CHA CONSULTING, INC. TO PROVIDE ENGINEERING, ARCHITECTURAL, AND PLANNING SERVICES FOR THE EUGENE F. KRANZ TOLEDO EXPRESS AIRPORT AND TOLEDO EXECUTIVE AIRPORT

was adopted. The resolution in its full text is incorporated in the Resolutions Journal of the Port Authority.

GOVERNMENT, COMMUNITY AND HUMAN RELATIONS COMMITTEE

A. Consider Community Economic Development Initiative Grant for Historic South Initiative

Director Blanchard, Vice-Chair of the Government, Community & Human Relations Committee, reported that the Historic South Initiative, a 501(c)3 organization, had applied for a \$25,000 grant to assist with renovations of a commercial plaza located at 1256 Broadway Street, Toledo, Ohio.

Director Blanchard recommended adoption of a resolution authorizing a grant to Historic South Initiative in an amount up to \$25,000 from previously appropriated Property Tax funds for eligible costs.

Following discussion, upon motion made by Director Fleetwood, seconded by Director Hughes, and unanimously carried,

RESOLUTION NO. 20-24

AUTHORIZING COMMUNITY ECONOMIC DEVELOPMENT INITIATIVE GRANT TO HISTORIC SOUTH INITIATIVE

was adopted. The resolution in its full text is incorporated in the Resolutions Journal of the Port Authority.

B. Consider Community Economic Development Initiative Grant for Lucas County Land Bank

Director Blanchard reported that the Lucas County Land Bank had applied for a \$50,000 grant to assist with redevelopment and reuse of the Spitzer and Nicholas buildings located at 520 and 608 Madison Avenue in downtown Toledo, Ohio.

Director Blanchard recommended adoption of a resolution authorizing a grant to the Lucas County Land Bank for up to \$50,000 from previously appropriated Property Tax funds for eligible costs.

Following discussion, upon motion made by Director Cutcher, seconded by Director Hall, and unanimously carried,

RESOLUTION NO. 21-24

AUTHORIZING COMMUNITY ECONOMIC DEVELOPMENT INITIATIVE GRANT TO LUCAS COUNTY LAND BANK

was adopted. The resolution in its full text is incorporated in the Resolutions Journal of the Port Authority.

OTHER BUSINESS

ADJOURNMENT

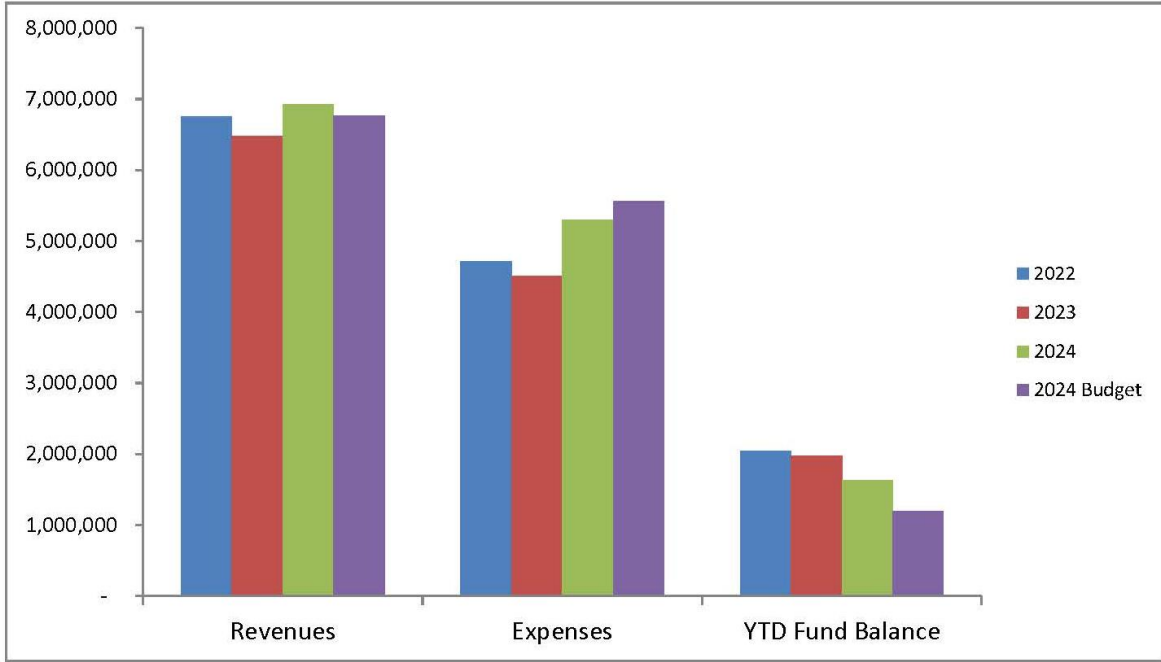
There being no further business, the meeting was adjourned at 8:48 a.m.

Operating Results Through May 2024

The Operating Statements through May 2024 show \$1,630,942 excess operating revenue over operating expense. This is ahead of budget by \$429,519 with revenues ahead of budget by \$166,612 and expenses falling under budget by \$262,908.

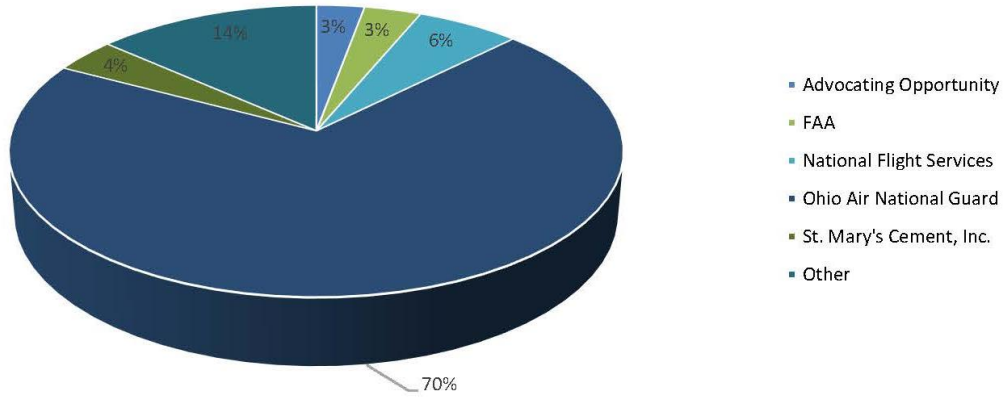
Airport Division revenues of \$2,327,648 were over budget by \$3,782. Airport expenses of \$1,988,654 were under budget by \$354,434. Seaport Division revenues of \$1,038,794 were over budget by \$41,134. Seaport expenses of \$366,086 were under budget by \$35,041. Facilities and Development Division revenues of \$3,563,146 were over budget by \$121,696. Facilities and Development expenses of \$2,943,906 were over budget by \$126,567. The 2024 Operating Budget estimates a fund balance of \$2,503,542 by the end of the year.

**Toledo-Lucas County Port Authority
Monthly Budget Report - Executive Summary
May 2024**

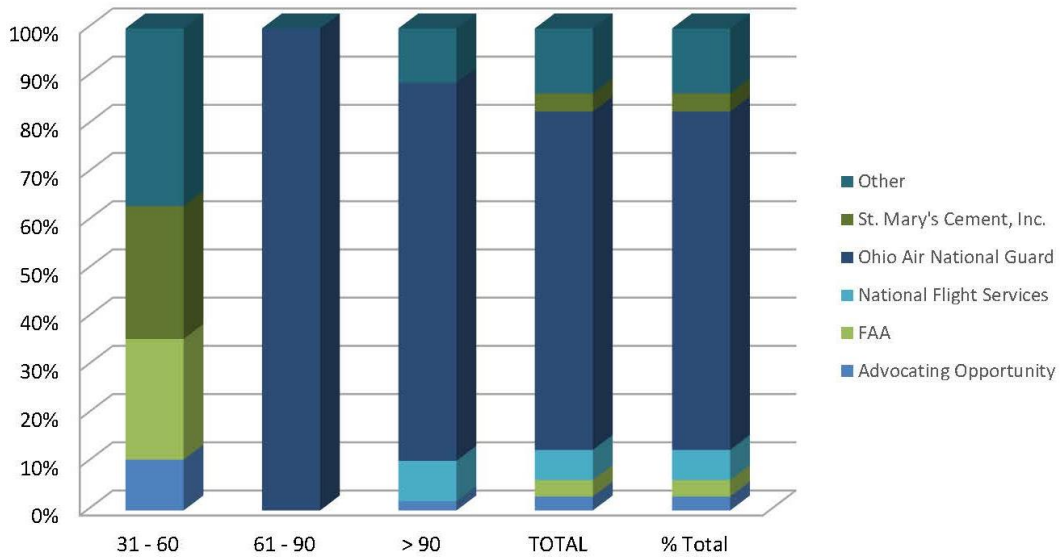


	<u>AIRPORT</u>	<u>SEAPORT</u>	<u>DEVELOPMENT</u>	<u>ADMIN</u>	<u>TOTAL</u>
REVENUE					
2022	2,294,781	953,417	3,507,470	-	6,755,668
2023	2,236,292	938,834	3,311,664	-	6,486,790
2024	2,327,648	1,038,794	3,563,146	-	6,929,588
2024 Budget	2,323,866	997,660	3,441,450	-	6,762,976
EXPENSES					
2022	2,076,385	254,109	2,385,394	-	4,715,888
2023	1,914,947	265,110	2,332,554	-	4,512,611
2024	1,988,654	366,086	2,943,906	-	5,298,646
2024 Budget	2,343,088	401,127	2,817,339	-	5,561,554
Y-T-D FUND BALANCE - EXCESS (DEFICIT)					
2022	218,396	699,308	1,122,076	-	2,039,780
2023	321,345	673,724	979,110	-	1,974,179
2024	338,994	672,708	619,240	-	1,630,942
2024 Budget	(19,222)	596,533	624,111	-	1,201,422

Over 30 Days Aging Summary 5-31-2024



Weighted Days Outstanding 5-31-2024



Toledo-Lucas County Port Authority
Over 30 Days Aging Summary as of 5-31-2024

Name	31 - 60	61 - 90	> 90	TOTAL	% Total
Advocating Opportunity	5,918.67	-	5,918.67	11,837.34	2.88%
FAA	14,082.87	-	-	14,082.87	3.43%
National Flight Services	-	-	25,616.66	25,616.66	6.24%
Ohio Air National Guard	-	48,012.50	240,062.50	288,075.00	70.18%

**Total Operating Budget
May 2024**

Port Authority May 2024							
	2023 Actual Month	2024 Actual Month	2023 Actual Y-T-D	2024 Actual Y-T-D	2024 Budget Y-T-D	Over (Under) Budget	2024 Annual Budget
Rental under property leases	728,002	841,899	3,787,557	3,788,694	3,704,194	84,501	8,114,460
Airport landing area	41,916	45,757	274,836	237,627	265,259	(27,631)	803,522
Airport terminal area	178,788	132,495	704,572	685,864	697,086	(11,222)	1,519,947
Other rental and fee income	246,847	355,806	1,352,981	1,667,139	1,678,021	(10,883)	5,418,561
Other income	1,698	3,981	5,773	21,697	12,165	9,532	64,896
Interest income	112,412	119,952	370,108	528,567	406,252	122,315	975,000
Total Operating Revenues	1,309,665	1,499,889	6,495,827	6,929,588	6,762,976	166,612	16,896,386
Personnel	(291,205)	(471,483)	(1,600,947)	(1,848,639)	(2,007,024)	(158,385)	(4,666,030)
Marketing	(22,808)	(20,787)	(62,210)	(103,612)	(141,646)	(38,035)	(453,888)
Contractual services	(310,333)	(375,722)	(1,308,523)	(1,402,879)	(1,608,794)	(205,915)	(3,666,960)
Utilities	(80,580)	(152,595)	(436,775)	(514,283)	(605,856)	(91,573)	(1,628,998)
Repairs and maintenance	(219,684)	(315,662)	(811,773)	(1,014,666)	(1,133,634)	(118,968)	(2,710,730)
Other operating expenses	(2,217)	(2,225)	(13,254)	(15,842)	(24,600)	(8,758)	(56,239)
Cross charge	-	-	-	-	-	-	-
Capital improvements	(89,208)	(136,898)	(276,962)	(398,725)	(40,000)	358,725	(1,210,000)
Total Operating Expenses	(1,016,036)	(1,475,372)	(4,510,444)	(5,298,646)	(5,561,554)	(262,908)	(14,392,845)
Excess Revenue (Expense)	293,629	24,516	1,985,383	1,630,942	1,201,423	429,519	2,503,542

Airport Operating Budget May 2024

Airport May 2024						
2023 Actual Month	2024 Actual Month	2023 Actual Y-T-D	2024 Actual Y-T-D	2024 Budget Y-T-D	Over (Under) Budget	2024 Annual Budget

Rental under property leases	-	-	-	-	-	-	-
Airport landing area	41,916	45,757	274,836	237,627	265,259	(27,631)	803,522
Airport terminal area	178,788	132,495	704,572	685,864	697,086	(11,222)	1,519,947
Other rental and fee income	260,938	273,630	1,148,422	1,248,760	1,224,271	24,488	3,058,855
Other income	1,698	1,800	5,626	15,276	10,165	5,111	24,396
Interest income	32,419	16,836	105,848	140,120	127,085	13,035	305,000
Total Operating Revenues	515,760	470,518	2,239,304	2,327,648	2,323,866	3,782	5,711,721
Personnel	(110,495)	(184,489)	(626,000)	(679,103)	(760,898)	(81,795)	(1,804,915)
Marketing	(20,448)	(9,287)	(44,270)	(70,355)	(74,308)	(3,953)	(239,360)
Contractual services	(92,679)	(49,069)	(285,911)	(218,086)	(209,433)	8,653	(574,899)
Utilities	(35,990)	(51,933)	(218,173)	(191,090)	(235,276)	(44,186)	(553,558)
Repairs and maintenance	(111,308)	(204,221)	(386,043)	(488,094)	(647,884)	(159,790)	(1,448,930)
Other operating expenses	(237)	(380)	(2,100)	(4,274)	(4,600)	(326)	(8,240)
Cross charge	(68,673)	(73,796)	(296,563)	(337,653)	(410,689)	(73,036)	(854,557)
Capital improvements	(53,721)	-	(53,721)	-	-	-	(125,000)
Total Operating Expenses	(493,551)	(573,175)	(1,912,780)	(1,988,654)	(2,343,088)	(354,434)	(5,609,459)
Excess Revenue (Expense)	22,209	(102,657)	326,524	338,993	(19,222)	358,216	102,261

Seaport Operating Budget May 2024

Seaport May 2024							
	2023 Actual Month	2024 Actual Month	2023 Actual Y-T-D	2024 Actual Y-T-D	2024 Budget Y-T-D	Over (Under) Budget	2024 Annual Budget
Rental under property leases	228,846	254,193	838,680	855,080	865,577	(10,497)	2,011,034
Other rental and fee income	-	-	-	-	-	-	-
Other income	-	-	-	-	-	-	35,000
Interest income	32,419	62,984	103,166	183,714	132,083	51,631	317,000
Total Operating Revenues	261,265	317,177	941,846	1,038,794	997,660	41,134	2,363,034
Personnel	(9,932)	(16,121)	(51,407)	(58,632)	(81,424)	(22,792)	(197,202)
Marketing	-	-	(3,240)	(3,240)	(3,684)	(444)	(12,452)
Contractual services	(10,619)	(22,660)	(54,258)	(86,239)	(106,981)	(20,742)	(288,601)
Utilities	(132)	(363)	909	(1,151)	(1,400)	(249)	(3,360)
Repairs and maintenance	(9,860)	(506)	(22,926)	(24,162)	(35,000)	(10,838)	(84,000)
Cross charge	(34,515)	(48,164)	(124,502)	(150,689)	(172,638)	(21,948)	(353,546)
Capital improvements	(9,686)	(2,399)	(9,686)	(41,972)	-	41,972	(110,000)
Total Operating Expenses	(74,744)	(90,213)	(265,110)	(366,086)	(401,127)	(35,041)	(1,049,161)
Excess Revenue (Expense)	186,521	226,964	676,736	672,708	596,534	76,175	1,313,873

**Facilities & Development Operating Budget
May 2024**

Facilities & Development							
May 2024							
	2023	2024	2023	2024	2024	Over	2024
	Actual	Actual	Actual	Actual	Budget	(Under)	Annual
	Month	Month	Y-T-D	Y-T-D	Y-T-D	Budget	Budget
Rental under property leases	499,156	1,513,647	2,948,877	2,933,614	2,838,617	94,997	6,103,426
Other rental and fee income	(14,091)	132,344	204,559	418,379	453,750	(35,371)	2,359,706
Other income	-	4,033	147	6,421	2,000	4,421	5,500
Interest income	47,575	98,336	161,094	204,732	147,083	57,649	353,000
Total Operating Revenues	532,640	1,748,359	3,314,677	3,563,146	3,441,450	121,696	8,821,631
Personnel	(60,796)	(170,793)	(312,992)	(379,835)	(398,265)	(18,430)	(959,397)
Marketing	(250)	(374)	(2,000)	(924)	(3,750)	(2,826)	(17,500)
Contractual services	(147,717)	(394,376)	(748,009)	(872,188)	(1,002,100)	(129,912)	(2,228,800)
Utilities	(43,332)	(177,233)	(213,781)	(314,865)	(362,430)	(47,565)	(1,055,880)
Repairs and maintenance	(98,516)	(197,987)	(402,805)	(502,410)	(450,750)	51,660	(1,177,800)
Other operating expenses	(1)	(55)	(240)	(55)	-	55	-
Cross charge	(71,327)	(218,016)	(439,172)	(516,876)	(560,043)	(43,167)	(1,319,847)
Capital improvements	(25,802)	(189,622)	(213,555)	(356,753)	(40,000)	316,753	(975,000)
Total Operating Expenses	(447,741)	(1,348,456)	(2,332,554)	(2,943,906)	(2,817,339)	126,567	(7,734,224)
Excess Revenue (Expense)	84,899	399,903	982,123	619,240	624,111	(4,871)	1,087,407

Administration Operating Budget
May 2024

Administration May 2024						
2023 Actual Month	2024 Actual Month	2023 Actual Y-T-D	2024 Actual Y-T-D	2024 Budget Y-T-D	Over (Under) Budget	2024 Annual Budget

Rental under property leases	-	-	-	-	-	-
Other rental and fee income	-	-	-	-	-	-
Other income	-	-	-	-	-	-
Interest income	-	-	-	-	-	-
Total Operating Revenues	-	-	-	-	-	-

Personnel	(109,983)	(166,742)	(610,548)	(731,069)	(766,436)	(35,367)	(1,704,516)
Marketing	(2,110)	(11,500)	(12,700)	(29,092)	(59,904)	(30,812)	(184,576)
Contractual services	(59,317)	(52,181)	(220,345)	(226,366)	(290,280)	(63,914)	(574,660)
Utilities	(1,126)	(1,565)	(5,730)	(7,178)	(6,750)	428	(16,200)
Other operating expenses	(1,979)	(1,790)	(10,914)	(11,513)	(20,000)	(8,487)	(47,999)
Cross charge	174,515	233,779	860,237	1,005,218	1,143,370	138,152	2,527,951
Capital improvements	-	-	-	-	-	-	-
Total Operating Expenses	-	-	-	-	-	-	-

Excess Revenue (Expense)	-	-	-	-	-	-	-
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Unappropriated Reserve Funds May 2024

Unappropriated Reserve Funds represent Port Authority funds which may be appropriated by the Board of Directors for any authorized purpose. Under terms of the lease with the City of Toledo, Airport Reserve funds may only be used for purposes at Toledo Express Airport or Toledo Executive Airport.

<u>Fund</u>	<u>Appropriation/Revenue Description</u>	<u>Balance @ 1/1/2024</u>	<u>Reimburse/ Receipts</u>	<u>Approp. or Transfer</u>	<u>Balance @ 5/31/2024</u>
<u>AIRPORT</u>					
January	Res 4-24 Rehabilitation of West General Aviation Apron			(104,129)	
March	Res 10-24 Hangar Facility Improvements - Toledo Jet Center			(750,000)	
AIRPORT TOTAL		\$ 1,910,967	\$ -	\$ (854,129)	\$ 1,056,838
<u>PORT AUTHORITY</u>					
January	Res 2-24 Demolition of 1102 W. Central Ave			(275,000)	
April	Overland Additional Revenues 2023		59,000		
April	ParkUToledo Additional Revenues 2023		163,377		
April	H2Ohio Additional Revenues 2023		60,481		
April	Deleware Island Additional Revenues 2023		72,945		
May	Res 17-24 Facility 1 Pump Station & Force Main Improvements		777,095		
PORT AUTHORITY TOTAL		\$ 8,497,322	\$ 1,132,898	\$ (275,000)	\$ 9,355,220
TOTAL UNAPPROPRIATED RESERVES		\$ 10,408,289	\$ 1,132,898	\$ (1,129,129)	\$ 10,412,058
 <u>PORT AUTHORITY RESERVE FOR DEBT SERVICE</u>					
		\$ 1,235,699	\$ -	\$ -	\$ 1,235,699

Passenger Facility Charge (PFC) Activity Through May 2024

	Month	Y-T-D	To Date
PFC Collection Authority #3	\$ 25,020	\$ 142,745	application #3 \$ 429,627
Prior year comparison			
	\$ 36,371	\$ 134,060	

TOLEDO LUCAS COUNTY PORT AUTHORITY Operating Investments

Amounts shown here represent investments of Port Authority Unappropriated Reserve Funds and Funds already appropriated by the Board of Directors for a specific project and invested until needed to pay for that project.

Type of Investment	Purchase Date	Face Amount	Market Value	Maturity Date	Yield to Maturity
Fifth Third Checking	n/a	551,937	551,937	n/a	
Fifth Third Public Funds Savings	n/a	2,123,279	2,123,279	n/a	5.43%
Premier Bank	n/a	5,408,983	5,408,983	n/a	5.66%
Waterford Bank	n/a	3,322,186	3,322,186	n/a	5.27%
KeyBank	n/a	3,284	3,284	n/a	0.40%
Huntington	n/a	136,296	136,296	n/a	1.00%
Signature Savings	n/a	2,440,275	2,440,275	n/a	5.13%
Star Ohio Fund	n/a	2,469,521	2,469,521	n/a	5.44%
State Bank	n/a	9,838	9,838	n/a	0.01%
State Bank CD	6/29/2023	1,302,768	1,302,768	6/27/2024	5.04%
Fifth Third Managed Funds	n/a	66,100	66,100	n/a	5.20%
KeyBank-Federated Hermes Cash	n/a	12,397	12,397	n/a	5.17%
KeyBank- FNB Oxford BK	5/29/2020	250,000	248,390	6/19/2024	0.55%
KeyBank-Synchrony Bank Morgan	11/19/2021	250,000	243,725	11/29/2024	0.37%
KeyBank-State BK India New York	5/4/2020	250,000	239,610	5/15/2025	1.04%
KeyBank- Sallie Mae BK Salt Lake	6/3/2020	250,000	238,403	6/10/2025	0.83%
KeyBank- Texas Exchange BK	5/29/2020	250,000	238,013	6/27/2025	0.89%
KeyBank-First Okla BK Jenks Okla	7/30/2020	250,000	235,383	8/7/2025	0.52%
KeyBank-JP Morgan Chase Columbus	3/5/2021	250,000	230,813	3/9/2026	0.70%
KeyBank-Harris Bank Chicago	3/5/2021	250,000	231,205	3/18/2026	0.86%
KeyBank-Meridian Bank Palli PA	3/5/2021	250,000	230,495	3/18/2026	0.70%
KeyBank-Federal Home Loan *	12/22/2021	742,800	728,340	12/30/2024	1.02%
KeyBank-Federal Home Loan *	3/10/2021	618,280	569,489	3/10/2026	0.65%
KeyBank-Federal Home Loan *	3/16/2021	997,500	920,530	3/16/2026	0.81%
KeyBank-Federal Home Loan *	4/15/2024	249,500	248,253	10/26/2026	5.03%
US Bank-Federated Cash	n/a	54,326	54,326	n/a	5.20%
BNY MELLON NA INSTL CTF DEP	4/4/2023	240,000	239,330	4/4/2025	5.06%
FEDERAL HOME LOAN BKS	12/29/2020	200,000	174,666	12/29/2027	1.00%
FEDERAL HOME LOAN BKS	1/15/2021	120,000	113,738	7/15/2025	0.42%
FEDERAL HOME LOAN BKS	2/25/2021	500,000	466,270	2/25/2026	0.86%
FEDERAL HOME LOAN BKS	2/26/2021	200,000	180,256	2/26/2027	1.02%
FEDERAL HOME LOAN BKS	4/29/2021	200,000	186,904	4/29/2026	1.24%
FEDERAL HOME LOAN BKS	5/26/2021	275,000	249,329	11/26/2027	1.93%
FEDERAL HOME LOAN BKS	6/3/2021	100,000	100,000	6/3/2024	0.38%
FEDERAL HOME LOAN BKS	6/11/2021	200,000	195,074	1/29/2024	0.64%
FEDERAL HOME LOAN BKS	6/30/2021	250,000	245,868	9/30/2024	0.51%
FEDERAL HOME LOAN BKS	9/30/2021	150,000	137,195	9/30/2026	1.09%
FEDERAL HOME LOAN BKS	10/13/2021	200,000	182,972	10/13/2026	1.20%
FEDERAL HOME LOAN BKS	12/30/2021	150,000	137,726	12/30/2026	1.75%
FEDERAL HOME LOAN BKS	2/18/2022	200,000	189,354	2/18/2027	1.37%
FEDERAL HOME LOAN BKS	2/16/2023	200,000	199,328	2/14/2025	4.67%
FEDERAL HOME LOAN BKS	2/12/2021	250,000	214,535	2/12/2029	0.87%
FEDERAL HOME LOAN BKS	2/29/2024	245,000	244,101	3/9/2029	4.52%
FEDERAL FARM CREDIT BKS	5/27/2020	100,000	92,206	5/27/2026	0.89%
FEDERAL FARM CREDIT BKS	7/22/2020	200,000	182,630	7/22/2026	0.60%
FEDERAL FARM CREDIT BKS	5/26/2021	120,000	110,950	5/26/2026	1.03%
FEDERAL FARM CREDIT BKS	3/23/2021	200,000	177,708	3/23/2026	1.89%
FEDERAL FARM CREDIT BKS	11/19/2022	200,000	195,144	11/19/2024	4.52%
FEDERAL FARM CREDIT BKS	6/21/2023	150,000	146,355	6/21/2028	3.97%
FEDERAL FARM CREDIT BKS	7/17/2023	70,000	69,246	7/17/2028	4.30%
FEDERAL FARM CREDIT BKS	6/29/2023	160,000	159,478	6/29/2028	4.51%
FEDERAL FARM CREDIT BKS	3/1/2024	245,000	243,564	4/10/2029	4.40%
F H L M C M T N	7/29/2020	240,000	232,745	1/29/2025	0.53%
F N M A DEB	4/24/2020	125,000	120,059	4/22/2025	0.65%
F N M A	6/27/2020	600,000	672,140	6/25/2025	0.40%
FEDERAL AGRIMTG CORP M T N	8/26/2022	200,000	198,964	8/28/2024	3.34%
FEDERAL AGRIMTG CORP M T N	3/29/2023	200,000	195,386	3/29/2027	3.94%
US TREASURY NOTE	11/30/2023	225,000	223,567	11/30/2028	4.40%
DEORON BKS CO INC ATLANTA GA	10/17/2023	245,000	246,303	01/17/2029	4.77%
JPMORGAN CHASE BK NA COLUMBUS	5/28/2020	175,000	167,809	5/28/2025	1.04%
FEDERAL FARM CREDIT BKS	9/15/2022	50,000	47,997	9/15/2028	3.65%
MEDALLION BK SALT LAKE CITY	7/3/2019	147,000	146,599	7/3/2024	2.26%
OLD MO BK SPRINGFIELD	6/27/2023	115,000	114,347	9/27/2028	4.63%
PRIVATE EXPT FDG CORP	5/3/2023	100,000	97,346	10/15/2027	4.01%
STATE BK INDIA NEW YORK NY	5/28/2020	248,000	237,924	5/28/2025	1.15%
TENNESSEE VALLEY AUTHORITY	3/30/2023	315,000	306,448	3/15/2028	3.96%
TOYOTA CDT DE PR CORP C P	10/2/2023	225,000	224,163	6/28/2024	0.00%
TOYOTA FINL SVGS BK HEND NV	5/24/2024	230,000	228,105	5/24/2029	0.05%
US TREASURY NOTE	8/15/2016	200,000	186,274	8/15/2026	1.61%
US TREASURY NOTE	8/15/2017	170,000	157,988	8/15/2027	2.42%
US TREASURY NOTE	5/15/2018	200,000	187,860	5/15/2028	3.06%
US TREASURY NOTE	4/1/2019	200,000	190,790	3/31/2026	2.36%
US TREASURY NOTE	4/30/2019	200,000	190,898	4/30/2026	2.49%
US TREASURY NOTE	5/15/2017	100,000	93,731	5/15/2027	2.53%
US TREASURY NOTE	1/31/2020	200,000	184,040	1/31/2027	1.63%
US TREASURY NOTE	3/31/2020	500,000	481,190	3/31/2025	0.52%
US TREASURY NOTE	4/30/2020	500,000	478,760	4/30/2025	0.39%
US TREASURY NOTE	5/31/2021	125,000	115,318	5/31/2026	0.81%
US TREASURY NOTE	6/30/2021	125,000	115,338	6/30/2026	0.95%
US TREASURY NOTE	9/30/2021	100,000	91,508	9/30/2026	0.96%
US TREASURY NOTE	11/30/2021	200,000	183,698	11/30/2026	1.36%
US TREASURY NOTE	3/31/2022	200,000	185,398	3/31/2027	2.65%
US TREASURY NOTE	4/30/2022	200,000	189,586	4/30/2027	2.90%
US TREASURY NOTE	5/31/2022	100,000	94,332	5/31/2027	2.78%
US TREASURY NOTE	6/30/2022	200,000	192,046	6/30/2027	3.38%
US TREASURY NOTE	7/31/2022	200,000	188,906	7/31/2027	2.91%
US TREASURY NOTE	8/31/2022	175,000	167,057	8/31/2027	3.27%
US TREASURY NOTE	10/31/2022	200,000	199,206	10/31/2024	4.39%
US TREASURY NOTE	10/31/2022	100,000	96,410	10/31/2027	4.19%
US TREASURY NOTE	11/30/2022	200,000	195,242	11/30/2027	3.97%
US TREASURY NOTE	1/31/2023	200,000	192,640	1/31/2028	3.63%
US TREASURY NOTE	2/28/2023	120,000	117,568	2/28/2028	4.08%
US TREASURY NOTE	4/30/2023	230,000	221,196	4/30/2028	3.84%
US TREASURY NOTE	7/31/2023	140,000	137,708	7/31/2028	4.19%
US TREASURY NOTE	12/31/2023	235,000	227,454	12/31/2028	3.87%
US TREASURY NOTE	1/31/2024	235,000	229,851	1/31/2029	4.09%
US TREASURY NOTE	10/2/2023	125,000	125,338	9/30/2028	4.81%
US TREASURY NOTE	11/15/2023	150,000	147,405	11/15/2026	3.94%
US TREASURY NOTE	2/27/2024	60,000	58,748	6/30/2028	4.09%
US TREASURY NOTE	2/28/2024	40,000	38,634	5/31/2028	3.75%

* callable 37,154,170 36,973,817

Investments Purchased

TOYOTA FINL SVGS BK HEND NV	5/24/2024	230,000	229,105	5/24/2029	0.05%
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Investments Matured

Investment Report

Bond Issues require establishment of a separate reserve account held by the Trustee to be used in case of default. Funds shown here are invested by the different bond issue Trustees in eligible investments as directed by the Port Authority. Investment earnings flow to the Port Authority

Type of Investment	Purchase Date	Cost	Market Price	Maturity Date	Yield
Program Reserve					
MUFG BK LTD	4/24/2024	2,492,544	2,504,580	10/21/2024	5.41262%
MUFG BK LTD	5/6/2024	5,599,264	5,612,884	12/13/2024	5.23000%
BNY Mellon Cash Reserve		182,369	182,369		
Total		\$ 8,274,177	\$ 8,299,833		
Sales/Redemptions/Maturities					
MUFG BK LTD		5,385,000			
Purchases					
MUFG BK LTD		400,000			
MUFG BK LTD		3,000,000			
MUFG BK LTD		1,985,000			
MUFG BK LTD		400,000			
Grant Reserve					
MUFG BK LTD	5/6/2024	1,959,017	1,963,782	12/13/2024	5.23000%
BNY Mellon Cash Reserve		323,176	323,176		
Total		\$ 2,282,193	\$ 2,286,958		
Sales/Redemptions/Maturities					
MUFG BK LTD		2,024,000			
Purchases					
MUFG BK LTD		2,024,000			
Port Authority Facility 2008A					
MUFG BK LTD	5/31/2024	471,096	470,844	10/4/2024	5.30000%
BNY Mellon Cash Reserve		21,576	21,576		
Total		\$ 492,672	\$ 492,420		
Sales/Redemptions/Maturities					
MUFG BK LTD		480,000			
Purchases					
MUFG BK LTD		480,000			
TLCPA STEM 2011A					
MUFG BK LTD	5/31/2024	493,669	493,405	10/4/2024	5.30000%
BNY Mellon Cash Reserve		22,608	22,608		
Total		\$ 516,277	\$ 516,013		
Sales/Redemptions/Maturities					
MUFG BK LTD		503,000			
Purchases					
MUFG BK LTD		503,000			
TLCPA Parking Garage Facility 2011C					
MUFG BK LTD	5/31/2024	487,781	487,520	10/4/2024	5.30000%
BNY Mellon Cash Reserve		45,405	45,405		
Total		\$ 533,186	\$ 532,925		
Sales/Redemptions/Maturities					
MUFG BK LTD		497,000			
Purchases					
MUFG BK LTD		497,000			
TLCPA Hub Facility 2012A					
MUFG BK LTD	5/31/2024	931,396	930,898	10/4/2024	5.30000%
BNY Mellon Cash Reserve		88,993	88,993		
Total		\$ 1,020,389	\$ 1,019,891		
Sales/Redemptions/Maturities					
MUFG BK LTD		949,000			
Purchases					
MUFG BK LTD		949,000			
NWO Energy Reserve					
MUFG BK LTD	5/31/2024	3,355,578	3,353,783	10/4/2024	5.30000%
Bank of New York Cash Reserve		461,584	461,584		
Total		\$ 3,817,162	\$ 3,815,367		
Sales/Redemptions/Maturities					
MUFG BK LTD		3,419,000			
Purchases					

**Consider Contract for Parking Structures Restoration 2024
at Port Lawrence, Superior & Vistula Parking Structures
(RAM CONSTRUCTION OF MICHIGAN, INC.)**

The Port Lawrence, Superior and Vistula parking structures are in need of additional restoration as identified in the Port Authority’s 2024 Capital Improvement Plan (CIP). The Port Lawrence Structure work consists of structural concrete repairs, post-tensioning repairs, installation of galvanic anodes, replacement/installation of joint sealants, replacement of expansion joints, installation of traffic coatings, and repainting of pavement markings. The Superior Structure work consists of structural concrete repairs replacement/installation of joint sealants, and installation of traffic coatings. The Vistula Structure work consists of structural concrete repairs and reconditioning of handrail support posts. Also included in this project is an alternate allowance to purchase light fixtures for the parking structures to be installed by others.

Bids for the project were received on June 4, 2024, following the Port Authority’s standard public bid process for projects over \$100,000. The engineer’s estimate for all 3 parking structures is approximately \$400,000.

Bidder & Location	Base Bid Total
RAM Const. Services of Michigan, Inc. (Livonia, MI)	\$373,525.00
Pullman SST, Inc. (Trenton, MI)	\$402,540.00
Dixon, Inc. (Detroit, MI)	\$420,992.50

The lowest responsive and responsible bid received for the Restoration 2024 project at Port Lawrence, Superior, and Vistula Parking Structures is recommended to be RAM Construction Services of Michigan, Inc., with a base bid in the amount of \$373,525, which is under the engineer’s estimate for the project.

The Planning & Operations Committee recommends approval of the following resolution authorizing the President to enter into a contract with RAM Construction Services of Michigan, Inc., in an amount not to exceed \$373,525 and authorizing payment, including up to an additional 10% contingency. This project will be paid from 2024 ParkSmart capital improvement funds.

RESOLUTION NO. _____

**AUTHORIZING CONTRACT FOR PARKING STRUCTURES RESTORATION 2024
AT PORT LAWRENCE, SUPERIOR & VISTULA PARKING STRUCTURES
(RAM CONSTRUCTION OF MICHIGAN, INC.)**

WHEREAS, the Port Lawrence, Superior, and Vistula parking structures are in need of additional restoration as identified in the Port Authority’s 2024 Capital Improvement Plan (the “Project”); and

WHEREAS, following the receipt of public bids, RAM Construction Services of Michigan, Inc. submitted a bid in the amount of \$373,525.00 for the Project, which bid is below the engineer’s estimate;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Toledo-Lucas County Port Authority:

That the bid submitted by RAM Construction Services of Michigan, Inc. be and hereby is determined to be the lowest responsive and responsible bid for the Parking Structures Restoration 2024 Project.

That the President, as Secretary and Fiscal Officer, be and hereby is authorized to execute an agreement with RAM Construction Services of Michigan, Inc. for the Project, in the amount of \$373,525.00, which agreement shall include such terms and conditions as the President deems necessary and appropriate.

That the President, as Secretary and Fiscal Officer, be and hereby is authorized to execute any other instruments necessary or appropriate, including amendments and change orders, in order to implement the terms of this resolution, provided such instruments are in a form approved by Counsel and approved in substance by the Director of Facilities & Development Services.

That the costs of the Project, and up to an additional ten percent (10%) contingency, shall be paid from 2024 ParkSmart capital improvement funds.

Approved:

Yeas:

Robin Whitney, Chair

Nays:

Thomas J. Winston, Secretary

Consider Construction Contract for Airfield Crack Sealing, Airfield Marking, and Sign Replacement at Toledo Executive Airport

The pavement maintenance program for Toledo Executive Airport (TDZ) includes the rehabilitation of Runway 4-22 and Taxiway B paved surfaces. The project includes approximately 10,000 linear feet of crack routing and sealing of asphalt pavement, application of micro-surface seal coat over approximately 47,000 square yards of pavement, new non-precision runway and taxiway markings, and replacement of faded airfield sign panels.

The engineer's estimate for this project is \$458,937.00. The Federal Aviation Administration (FAA) has indicated that it would reimburse up to 90% of the project, provided that the Port Authority submit a grant application by June 30. The Port Authority bid the project, following its standard public bid process; however, because the responsive bids will not be fully evaluated prior to board authorization, it is recommended that the President be authorized to enter into a contract with the lowest responsive and responsible bidder in order to meet the June 30 application deadline.

The Planning & Operations Committee recommends approval of the following resolution authorizing the President to enter into a contract with the lowest responsive and responsible bidder for the Airfield Crack Sealing, Airfield Marking, and Sign Replacement project. The cost of this project will be paid from FAA grant funds (90%), with the remaining 10% local share and 10% project contingency being appropriated from Airport Reserves.

RESOLUTION NO. _____

AUTHORIZING CONTRACT FOR AIRFIELD CRACK SEALING, AIRFIELD MARKING, AND SIGN REPLACEMENT AT TOLEDO EXECUTIVE AIRPORT

WHEREAS, Toledo Executive Airport pavement maintenance program includes the rehabilitation of Runway 4-22 and Taxiway B paved surfaces, including 10,000 linear feet of crack routing and sealing of asphalt pavement, application of micro-surface seal coat over approximately 47,000 square yards of pavement, and new non-precision runway and taxiway markings, as well as the replacement of existing faded airfield sign panels (the "Project"); and

WHEREAS, the engineer's estimate for the Project is \$458,937.00; and

WHEREAS, the Federal Aviation Administration (FAA) has indicated that it would reimburse 90% of the Project costs provided that the Port Authority submit a grant application by June 30, which application must include the results of a public bid for construction of the Project; and

WHEREAS, the Project was publicly bid in accordance with the Port Authority's standard bid process, but the responsive bids have not yet been completed;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Toledo-Lucas County Port Authority:

That the President, as Secretary and Fiscal Officer, be and hereby is authorized to execute an agreement with the lowest responsive and responsible bidder for the Project that is within the engineer's estimate, as determined by the President in his discretion following the Port Authority's standard bidding process, and which agreement shall include such terms and conditions as the President deems necessary and appropriate

That the President, as Secretary and Fiscal Officer, be and hereby is authorized to execute any other instruments necessary or appropriate, including amendments and change orders, in order to implement the terms of this resolution, provided such instruments are in a form approved by Counsel and approved in substance by the Director of Facilities & Development Services.

That ninety percent (90%) of the Project costs shall be paid from previously appropriated funds, which amount shall be reimbursed by the proceeds of the Federal Aviation Administration (FAA) grant funds for the Project.

That there be and hereby is appropriated from the Airport Reserve Fund the sum of \$91,787.40, which amount includes ten percent (10%) of the Project costs and a ten percent (10%) contingency.

Approved:

Yeas:

Robin Whitney, Chair

Nays:

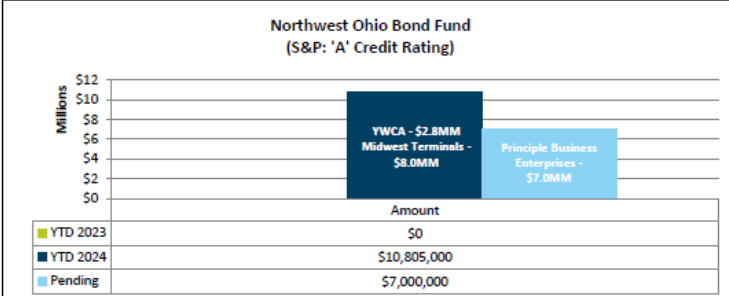
Thomas J. Winston, Secretary

Financing Programs Dashboard

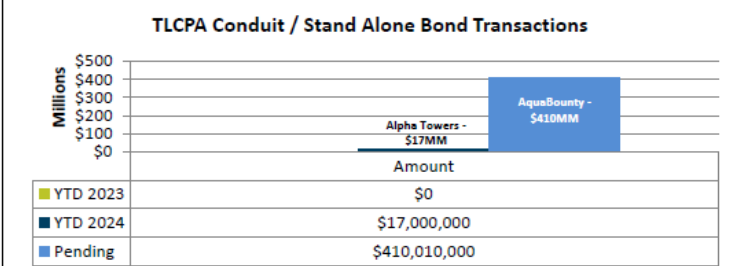
Financing Programs Dashboard

MAY 2024

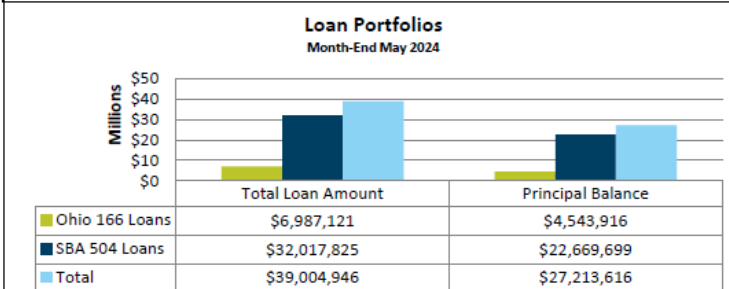
The Toledo-Lucas County Port Authority has developed a national reputation for innovative business financing, assisting over 600 economic development projects representing a total investment of more than \$2 billion, while helping to create and retain over 20,000 jobs.



Comments: Since inception the Northwest Ohio Bond Fund has served as Issuer of 100 fixed interest rate bond transactions for a total amount of \$446,170,000.



Comments: The Toledo Lucas County Port Authority has served as Issuer of 66 stand alone bond transactions for a total amount of \$1,335,314,873.



Comments: Our current portfolio has a total of 76 loans (17 Ohio 166 & 59 SBA 504 loans).

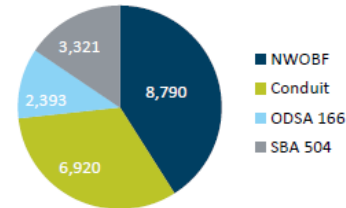
KEY HIGHLIGHTS

Business Virtual Meetings / Outreach

- Swanton Area Chamber of Commerce (Financing Programs)
- Sandusky County Economic Development - Realtors Roundtable (BBNWO)
- Hale Performance Coatings (166 Closing)
- Midwest Terminals (NWOBF Closing)

PARTICIPATING LENDERS	YTD 2023	YTD 2024
State Bank	-	-
Directions Credit Union	-	-
KeyBank	-	-
Waterford Bank	-	1
U.S. Bank	-	-
Genoa Bank	1	1
Croghan Colonial	-	1
Total	1	3

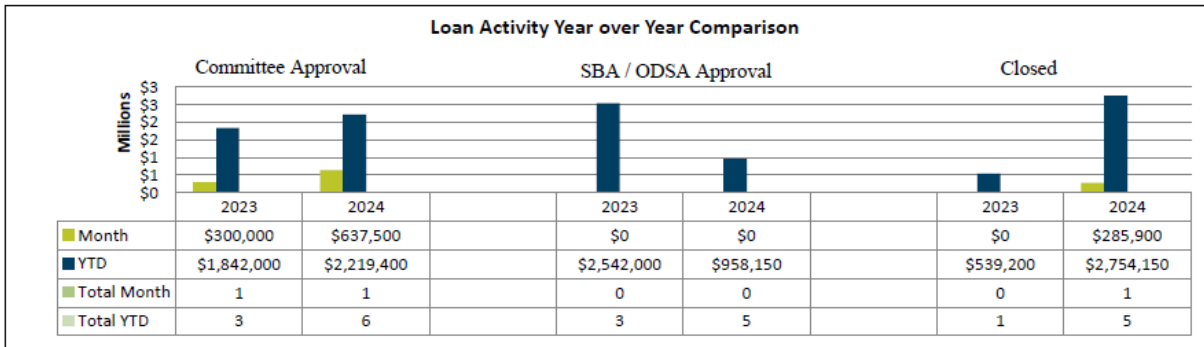
JOBS CREATED & RETAINED



Comments: The SBA 504 current loan portfolio has created 421 and retained 373 jobs. The Ohio 166 current loan portfolio has also created 146 and retained 18 jobs.

NWO RLF HIGHLIGHTS

	# OF LOAN	DOLLAR #
Closed & Funded	4	\$607,500
Processing	1	\$114,000
Pipeline	4	\$720,000



BetterBuildings Northwest Ohio Dashboard

BetterBuildings Northwest Ohio

DASHBOARD

May 2024



PROJECT PIPELINE

COMMERCIAL		RESIDENTIAL	
<p style="font-size: 2em; font-weight: bold;">11</p> <p>PROSPECTS <small>TBD</small></p>	 <p style="font-size: 2em; font-weight: bold;">135</p> <p>TOTAL COMMERCIAL</p>	<p style="font-size: 2em; font-weight: bold;">0</p> <p>UNDER REVIEW <small>\$0</small></p>	 <p style="font-size: 2em; font-weight: bold;">67</p> <p>TOTAL RESIDENTIAL</p>
<p style="font-size: 2em; font-weight: bold;">1</p> <p>UNDER REVIEW <small>\$511,800.00</small></p>		<p style="font-size: 2em; font-weight: bold;">0</p> <p>APPROVED & PENDING CLOSING <small>\$0</small></p>	
<p style="font-size: 2em; font-weight: bold;">5</p> <p>APPROVED & PENDING CLOSING <small>\$3,366,992.71</small></p>		<p style="font-size: 2em; font-weight: bold;">67</p> <p>CLOSED & UNDER CONSTRUCTION <small>\$707,294.17</small></p>	
<p style="font-size: 2em; font-weight: bold;">118</p> <p>CLOSED & UNDER CONSTRUCTION <small>\$57,357,504.03</small></p>	<p style="font-size: 2em; font-weight: bold;">\$61,236,296.74</p>		<p style="font-size: 2em; font-weight: bold;">\$707,294.17</p>

FINANCING UPDATE

Bonds Issued

\$47.96M

RLF Projects

\$4.05M

ODSA Loan

\$2.16M

TOTAL FINANCING

\$54.17 MILLION

AT A GLANCE

Sandusky County Economic Development Corporation

Sandusky County Economic Development Corporation invited PACE Administrator, Dana Clark, to be the featured speaker on May 8, 2024, in Fremont, Ohio, at a Realtor's Roundtable event. The presentation highlighted BetterBuildings Northwest Ohio's PACE financing solutions, as well as a new online portal for Sandusky County commercial property listings. Professionals in the Commercial Real Estate field attended and learned more about the valuable resources available to help prospective buyers and property owners improve properties and promote development in Sandusky County.



ROUNDTABLE

SANDUSKY COUNTY COMMERCIAL REAL ESTATE

Northwest Ohio Bond Fund Trustee's Report

TOLEDO-LUCAS COUNTY PORT AUTHORITY						
Northwest Ohio Bond Fund Trustee's Report						
May 2024						
SERIES	BORROWER	ORIGINAL PRINCIPAL	PRINCIPAL BALANCE	REQUIRED PRIMARY RESERVE	TOTAL RESERVE BALANCE	SOURCE OF FUNDS
2006A	Cavaliers Practice Facility, LLC	5,200,000	925,000	520,000	520,000	Cash
2008A	Toledo-Lucas County Port Authority (Chevron)	4,780,000	1,995,000	478,000	478,000	Cash
2011A	STEM Project	5,000,000	1,730,000	500,000	500,000	Cash
2011C	Toledo-Lucas County Port Authority (Parking)	4,940,000	1,350,000	494,000	494,000	Cash
2012A	Toledo-Lucas County Port Authority (Hub Facility)	9,470,000	2,510,000	947,000	947,000	Cash
2012B	Toledo Ohio Advanced Energy Improvement Corp	5,325,000	1,725,000	532,500	532,500	Cash
2012C2	Toledo Ohio Advanced Energy Improvement Corp	3,055,000	1,065,000	305,500	305,500	Cash
2012C3	Toledo Ohio Advanced Energy Improvement Corp	1,540,000	550,000	154,000	154,000	Cash
2013A2	NW Ohio Advanced Energy Improvement District	2,600,000	1,250,000	260,000	260,000	Cash
2013A3	NW Ohio Advanced Energy Improvement District	1,795,000	860,000	179,500	179,500	Cash
2015A	The Andersons, Inc.	10,000,000	5,210,000	1,000,000	1,000,000	LOC
2015B1	NW Ohio Advanced Energy Improvement District	1,260,000	870,000	126,000	126,000	Cash
2015B2	NW Ohio Advanced Energy Improvement District	655,000	375,000	65,500	65,500	Cash
2015B3	NW Ohio Advanced Energy Improvement District	1,215,000	725,000	121,500	121,500	Cash
2015B4	NW Ohio Advanced Energy Improvement District	670,000	175,000	67,000	67,000	Cash
2015B5	NW Ohio Advanced Energy Improvement District	1,665,000	440,000	166,500	166,500	Cash
2016A	Dublin-Bridge Park	3,075,000	2,400,000	307,500	307,500	Cash
2016B1	Toledo-Lucas County Port Authority (Dana)	2,275,000	1,555,000	227,500	227,500	LOC
2016B2	Toledo-Lucas County Port Authority (Dana)	8,195,000	6,115,000	819,500	819,500	LOC
2017A1	NW Ohio Advanced Energy Improvement District	2,455,000	955,000	245,500	245,500	LOC
2017A2	NW Ohio Advanced Energy Improvement District	4,240,000	2,540,000	424,000	424,000	LOC
2017B	Overland Industrial Parkway	3,000,000	3,000,000	300,000	300,000	LOC
2017D1	NW Ohio Advanced Energy Improvement District	175,000	70,000	17,500	17,500	Cash
2017D2	NW Ohio Advanced Energy Improvement District	2,010,000	1,380,000	201,000	201,000	Cash
2017D3	NW Ohio Advanced Energy Improvement District	440,000	300,000	44,000	44,000	Cash
2017D4	NW Ohio Advanced Energy Improvement District	3,650,000	2,510,000	366,000	366,000	LOC
2018A	Toledo School for the Arts	2,475,000	1,225,000	247,500	247,500	Cash
2018B	Midwest Terminals of Toledo, Inc.	2,425,000	1,140,000	242,500	242,500	Cash
2018C	800 North High Street Project	4,195,000	4,110,000	419,500	419,500	Cash
2019A1	TLCPA Energy 2019A-1	3,425,000	2,520,000	342,500	342,500	Cash
2019A2	TLCPA Energy 2019A-2	1,980,000	1,680,000	198,000	198,000	Cash
2019A3	TLCPA Energy 2019A-3	1,300,000	1,150,000	130,000	130,000	Cash
2019B	IronUnits LLC	3,030,000	2,805,000	303,000	303,044	Cash
2019C	Beulah Park Redevelopment	3,745,000	3,445,000	374,500	374,905	Cash
2020B	Lourdes Commons	10,480,000	9,755,000	1,048,001	1,048,001	Cash
2020C	Health Partners of Western Ohio	4,245,000	3,810,000	424,500	424,500	Cash
2020D	Yankee Trace Randall Residence NCA	4,890,000	4,235,000	489,000	489,000	Cash
2020E	Toledo Hospital Series 2020E	7,890,000	7,085,000	789,000	789,000	Cash/LOC
2020F	TLCPA Park Inn 2020F	9,500,000	9,245,000	950,000	950,000	Cash
2021A	TLCPA (Quarry Trails)	5,065,000	4,935,000	506,500	506,500	Cash
2021B	TLCPA (Gravity PACE Project)	4,000,000	3,880,000	400,000	400,000	Cash
2021D	Lucas Metropolitan Housing	5,195,000	4,855,000	519,500	519,500	Cash
2021F	Magruder Hospital Project	8,085,000	7,295,000	808,500	808,500	Cash
2022A	Toledo Innovation Center Project	11,000,000	10,590,000	1,100,000	1,100,000	Cash
2022D	Summit Street Parking Garage Project	11,000,000	10,555,000	1,100,000	1,100,000	Cash
2022E	Toledo School for the Arts Project	4,110,000	4,110,000	411,000	411,000	LOC
2022F	Foundry Project	5,750,000	5,625,000	575,000	575,000	Cash
2022G-1	TLCPA Energy 2022G-1 Bond 8	1,585,000	1,385,000	158,500	158,500	Cash
2022G-2	TLCPA Energy 2022G-2 Bond 8	1,785,000	1,625,000	178,500	178,500	Cash
2022G-3	TLCPA Energy 2022G-3 Bond 8	1,585,000	1,520,000	158,500	158,500	Cash
2022G-4	TLCPA Energy 2022G-4 Bond 8	1,345,000	1,270,000	134,500	134,500	LOC
2023A	TLCPA (Colony Lofts PACE Project)	5,645,000	5,645,000	564,500	564,500	Cash
2024A	YWCA of Northwest Ohio Project	2,805,000	2,805,000	280,500	280,500	Cash
Total		225,220,000	168,880,000	22,923,001	22,923,450	
Primary Reserve Funds				22,923,450		
Energy Loan Loss Reserve Fund				3,783,393		
OMA Reserve Fund				2,483,333		
Lucas County Reserve Fund				7,000,000		
Program Reserve				10,578,858		
Program Reserve LOC				10,000,000		
DOE LOC				7,500,000		
Program Development Fund				1,474,036		
JO Cash Reserve (HELD BY HUNTINGTON BANK)				2,000,000		
JO Pledged Reserve (HELD BY HUNTINGTON BANK)				8,000,000		
Total Reserve Funds				75,743,069		
Outstanding Bond Balance			168,880,000			
Reserves to Outstanding Bonds				44.85%		

Eugene F. Kranz Toledo Express Airport Statistics

	23-May	24-May	Change	YTD May-2023	YTD May- 2024	Change
Allegiant Air						
Available Seats	5,358	5,133	-4.20%			
Cancellations	0	0				
Enplanements	4,413	4,246	-3.78%	32,384	31,515	-2.68%
Deplanements	4,973	4,682	-5.85%	33,287	32,630	-1.97%
Operations	30	29	-3.33%	207	207	0.00%
Enplanement Load Factor	82.36%	82.72%	0.36%			
Charters						
Enplanements	186	153	-17.74%	714	564	
Deplanements	186	153	-17.74%	798	564	
Operations	2	2	0.00%	5	6	
Total Pax	372	306	-17.74%	1,512	1,128	-25%
TOTALS						
Enplanements	4,599	4,399	-4.35%			
Deplanements	5,159	4,835	-6.28%			
Operations	32	31	-3.13%			
TOTAL ENPLANEMENTS	4,599	4,399	-4.35%	33,098	32,079	-3%

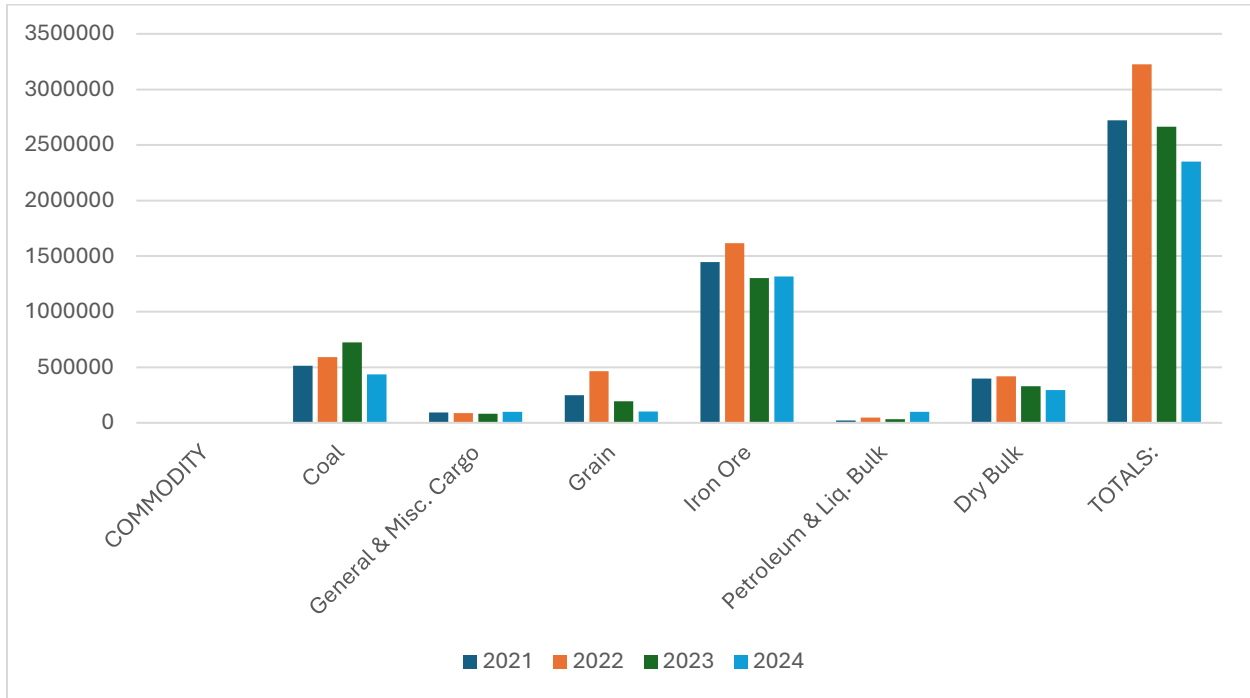
*Data is self-reported by the airlines

Dr. Martin Luther King, Jr. Plaza Passenger Statistics

AMTRAK TRAIN	<u>EMBARKMENTS</u>				<u>DISEMBARKMENTS</u>			
	<u>2023</u>	<u>CHANGE</u>	<u>2024</u>	<u>CHANGE</u>	<u>2023</u>	<u>CHANGE</u>	<u>2024</u>	<u>CHANGE</u>
January	1,482	27%	1,605	8%	1,577	16%	1,848	17%
February	1,263	31%	1,524	21%	1,248	27%	1,556	25%
March	1,698	1%	1,988	17%	1,784	11%	1,974	10%
April	1,584	-22%	1,709	7.5%	1,794	-20%	1,895	5.5%
May	1,722	-19%	1,956	13%	1,800	-22%	2,214	23%
June	1,878	-34%			1,988	-31%		
July	1,863	3%			2,164	67%		
August	1,767	-27%			1,948	-26%		
September	1,610	-19%			1,616	-22%		
October	1,432	-28%			1,516	-37%		
November	1,770	-21%			1,871	-18%		
December	2,067	6%			2,143	10%		

AMTRAK BUS	<u>EMBARKMENTS</u>				<u>DISEMBARKMENTS</u>			
	<u>2023</u>	<u>CHANGE</u>	<u>2024</u>	<u>CHANGE</u>	<u>2023</u>	<u>CHANGE</u>	<u>2024</u>	<u>CHANGE</u>
January	607	26%	603	-1%	426	3%	362	-15%
February	509	42%	642	26%	410	10%	353	-14%
March	602	10%	507	-15%	424	-18%	353	-16%
April	624	-11%	638	2.2%	234	-18%	354	40%
May	636	-18%	572	10%	460	-25%	372	-19%
June	643	-35%			472	-36%		
July	710	-38%			473	-35%		
August	691	8%			419	-45%		
September	506	-36%			335	-38%		
October	428	-47%			325	-43%		
November	587	-28%			390	-42%		
December	528	-22%			396	-33%		

Seaport Statistics



COMMODITY	2021 SEASON	2022 SEASON	2023 SEASON	2024 SEASON	2023-2024 % CHANGE
Coal	514,042	592,188	722,996	434,921	-39.84%
General & Misc. Car	93,256	86,462	80,872	98,425	21.70%
Grain	248,741	464,719	193,775	103,048	-46.82%
Iron Ore	1,447,407	1,616,429	1,303,117	1,317,994	1.14%
Petroleum & Liq. Bu	19,869	48,189	32,851	100,250	205.17%
Dry Bulk	399,252	418,633	329,695	295,451	-10.39%
TOTALS:	2,722,567	3,226,620	2,663,306	2,350,089	-11.76%
Domestic	1,700,910	2,168,670	1,791,561	1,689,867	-5.68%
Canadian	866,165	741,176	833,909	619,554	-25.70%
Overseas*	155,492	316,774	37,836	40,668	7.48%
TOTALS:	2,722,567	3,226,620	2,663,306	2,350,089	-11.76%
					Vessel + (-)
# Overseas Vessels	8	11	2	3	1
# Lake Vessels	112	131	125	110	(15)
TOTAL VESSEL	120	142	127	113	(14)

Diversified Contractors Accelerator Program Report



JUNE 2024

PROGRAM HIGHLIGHT



FUND EXTENDED BY INDUSTRY



"OTHER" BREAKDOWN



Consider Placement of 0.40-Mil Tax Levy Renewal on November 5, 2024, Ballot

The Toledo-Lucas County Port Authority was formed in 1955 with a single purpose: prepare the Port of Toledo for the 1959 opening of the St. Lawrence Seaway. Today, the Port of Toledo ranks as one of the largest seaports on the Great Lakes.

The voters of Lucas County have been providing a modest property tax levy for all general purposes of the Port Authority for nearly 70 years. Over those seven decades, the role of the Port Authority has expanded significantly.

Since 1973, the Port Authority has been responsible for operating and developing Eugene F. Kranz Toledo Express Airport and Toledo Executive Airport.

In 1988, the Port Authority took on the role of providing financing for economic development purposes and created the Northwest Ohio Bond Fund and subsequently began administering the U.S Small Business Administration 504 loan program and State of Ohio Regional 166 loan program for the Northwest Ohio region.

In 1994, the Port Authority purchased and redeveloped the former Central Union Plaza, now known as Dr. Martin Luther King, Jr. Plaza, from which Amtrak and Greyhound currently operate.

In 2001, the Port Authority took on the role of brownfield acquisition, remediation, and redevelopment by purchasing and remediating more than 350 acres of strategically located contaminated industrial property within the limits of the City of Toledo, including the former Jeep site now known as Overland Industrial Park, which became viable economic impact properties for Dana Corporation, All-Phase, and Mayco.

In 2011, the Port Authority acquired operations of ParkSmart and three downtown Toledo parking garages, as well as assumed management of the City of Toledo's on-street metered parking system.

In 2018, the Port Authority purchased and has invested in building upgrades to the Michael V. Disalle Government Center from the State of Ohio.

The success and impact of the Port Authority's activities over nearly 70 years are impressive. Since the last time the Port Authority asked voters, in 2018, to approve a levy, the Port Authority:

- Completed \$84,230,418 in Capital Improvement Projects at various facilities including the Port of Toledo, Eugene F. Kranz Toledo Express Airport, Dr. Martin Luther King, Jr. Plaza, Toledo Executive Airport, Overland Industrial Park, One Government Center, One and Two Maritime Plaza, and four downtown garages;
- Improved the Northwest Ohio Bond Fund rating from A- to A, which will result in a lower cost of capital for businesses to invest in our region;
- Provided Bond Fund financing, including revenue development bonds, for 31 projects totaling \$412,274,160, creating or retaining 1,039 jobs, and realized two consecutive record years for bond financing in 2021 and 2022, as well as its 100th bond project in 2024;
- Provided Property Assessed Clean Energy (PACE) financing for 65 projects, totaling \$13,024,019 and expanded the Energy Special Improvement District footprint, now comprised of 33 municipalities in 16 energy districts;
- Received \$2.4 million from the U.S. Economic Development Administration, which was matched with \$600,000 in local investment, to create the Northwest Ohio

Revolving Loan Fund, which provides access to capital for local businesses creating or retaining one job for every \$50,000 distributed;

- Provided financing through the SBA 504 loan program, the Ohio 166 loan program, and the Northwest Ohio Revolving Loan Fund for 38 projects totaling \$22,249,350, creating or retaining 679 jobs;
- Through its multiple financing programs, participated in financing for Toledo School for the Arts, Lourdes University, YWCA, Hiltons at Downtown Toledo, Midwest Terminals, Lucas Metropolitan Housing, Rolled Alloys, Colony Lofts, New Heights Gymnastics & More, Birchwood Meadow, Northpoint Development, and Health Partners of Western Ohio, among others;
- Through its community outreach programs, provided financial support for Lucas County Land Bank, Padua Center, Toledo Urban Federal Credit Union, Water for Ishamel, Toledo Community Foundation, The First Tee of Lake Erie, Neighborworks, Children's Theatre Workshop, Lucas County Homelessness Board, Quality Time Learning Center, Greak Lakes Historical Society, Nature's Nursery, St. Paul's Community Center, Historic South Initiative, Compassion Health Toledo, Lutheran Social Services Foundation, Beach House, Bon Secours Mercy Health Foundation, and The Salvation Army;
- Acquired and commenced predevelopment of Farnsworth Business Park in Waterville, Ohio;
- Expanded the Diversified Contractors Accelerator Program (DCAP) to 56 women- and minority-owned businesses, with 148 projects being approved since program inception and a total access to capital of more than \$8 million;

- Earned the St. Lawrence Seaway Pacesetter Awards for gains in international tonnage in 2018, 2020, & 2022;
- Partnered with local and state representatives in welcoming Cleveland-Cliffs, Inc. to the Port of Toledo, commencing operations at the \$800 million Toledo Direct Reduction Facility, resulting in the creation of more than 130 jobs;
- Partnered with the City of Toledo, U.S. EPA, Maumee Area of Concern Advisory Committee, Ohio Department of Natural Resources, and the Ohio EPA to help improve water quality and aquatic habitat in Lake Erie and its tributaries, at Duck Creek, Clark Island and Delaware/Horseshoe Islands;
- Secured \$24 million in state and federal grants to reconstruct and upgrade the dock wall and construct a transloading liquid facility at the General Cargo Dock, operated by Midwest Terminals of Toledo, which will facilitate commodity expansion and job growth;
- Released the Economic Impacts of Maritime Shipping in the Port of Toledo study, which indicates that in 2022, the Port of Toledo and its maritime commerce supported 7,971 jobs and \$906.2 million in economic activity;
- Secured an Amazon Air Gateway at Eugene F. Kranz Toledo Express Airport, which created more than 100 jobs and put TOL as a Top 100 airport for cargo volume in the U.S.;
- Completed the Eugene F. Kranz Toledo Express Airport Master Plan to provide guidance for the growth and development of the Airport over the next 20 years;
- Constructed a new row of T-Hangars at Toledo Executive Airport;

- Received the Certified Autism Center designation at the Eugene F. Kranz Toledo Express Airport, the first airport in the country to receive such designation;
- Engaged Bowling Green State University's Center for Regional Development to conduct an economic impact analysis for Eugene F. Kranz Toledo Express Airport (TOL) and Toledo Executive Airport (TDZ), which indicated that the airports support over 2,900 jobs and over \$581 million in economic output at TOL and over 44 jobs and more than \$6.6 in economic output at TDZ;
- Reported two consecutive record years for Allegiant passenger traffic at TOL in 2022 and 2023;
- Working with community partners, completed construction of a solar field at Overland Industrial Park, which produces renewable energy for the businesses at the site and supports neighborhood reinvestment and community needs; and
- Received clean financial audits for both the Port Authority, Energy Special Improvement District, and all Port Authority component units for all years.

These accomplishments are the result of hard work and a commitment to the Lucas County community, which has created momentum for continued success throughout the region. Voters of Lucas County will have the opportunity to offer their support for the Port Authority's continued efforts to create jobs and provide new opportunities for the region by voting "Yes" for the Port Authority's levy renewal.

The Finance & Development Committee recommends adoption of the following resolution authorizing the placement of a renewal of the 0.40-mil tax levy for all general purposes of the Toledo-Lucas County Port Authority before voters of Lucas County on the November 5, 2024, ballot.

RESOLUTION NO. _____

A RESOLUTION SUBMITTING TO THE ELECTORS OF THE PORT AUTHORITY THE QUESTION OF THE RENEWAL OF AN EXISTING 0.4-MILL TAX LEVY FOR THE PURPOSE OF THE PORT AUTHORITY INCLUDING ITS ECONOMIC AND JOBS DEVELOPMENT PROGRAMS, PURSUANT TO SECTION 4582.14 OF THE REVISED CODE.

WHEREAS, at an election on November 6, 2018, the Port Authority’s voters approved the renewal of an existing 0.4-mill ad valorem tax levy in excess of the ten-mill limitation for the purpose of the Port Authority including its economic and jobs development programs, for five years, pursuant to Section 4582.14 of the Revised Code, the last collection of which will occur in calendar year 2024; and

WHEREAS, on May 23, 2024, this Board adopted Resolution No. 15-24 pursuant to Section 4582.14 of the Revised Code declaring it necessary to renew the existing 0.4-mill tax levy for the purpose of the Port Authority, including its economic and jobs development programs, for five years, and requesting the Lucas County Auditor to certify the certifications set forth in Section 5705.03(B)(2), as applicable to the proposed 0.4-mill renewal levy; and

WHEREAS, in accordance with that Resolution and Section 5705.03(B), on June 4, 2024, the Lucas County Auditor certified (on DTE 140R) that (i) the property tax revenue that will be produced by the stated millage (0.4 mill), assuming the taxable value of the Port Authority remains constant throughout the life of the levy, is calculated to be \$2,524,000, (ii) the total taxable value of the Port Authority used in calculating the estimated property tax revenue is \$9,158,559,440 and (iii) the millage for the requested levy is 0.4 mill per \$1 of taxable value, which amounts to \$8 for each \$100,000 of the County Auditor’s appraised value;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Toledo-Lucas County Port Authority, County of Lucas, Ohio, that:

Section 1. Declaration of Necessity of Tax Levy. This Board finds, determines and declares that the amount of taxes that may be raised by levies on the current tax list will be insufficient to provide an adequate amount for the necessary requirements of the Port Authority, and that it is necessary to renew, for five years, an existing 0.4-mill ad valorem property tax outside of the ten-mill limitation for the purpose of the Port Authority including its economic and jobs development programs.

Section 2. Submission of Question of Tax Levy to the Electors. The question of the renewal of an existing 0.4-mill ad valorem property tax outside of the ten-mill limitation, for five years, for the purpose of the Port Authority including its economic and jobs development programs, beginning with the tax list and duplicate for the year 2024, the proceeds of which renewal levy first would be available to the Port Authority in calendar year 2025, shall be submitted under the provisions of Section 4582.14 of the Revised Code to the electors of the Port Authority at an election to be held therein on November 5, 2024, as authorized by law. That election shall be held at the regular places of voting in the Port Authority as established by the Lucas County Board of Elections,

or otherwise, within the times provided by law and shall be conducted, canvassed and certified in the manner provided by law

Section 3. Notice of Election. The Secretary of this Board is authorized and directed to give or cause to be given notice of that election as provided by law.

Section 4. Delivery of Materials to Board of Elections. The Secretary of this Board be and is hereby directed to deliver or cause to be delivered (i) a certified copy of Resolution No. 15-24 referred to in the second preamble to this Resolution, (ii) the certificate (on DTE 140R) of the Lucas County Auditor referred to in the third preamble to this Resolution and (iii) a certified copy of this Resolution, to the Lucas County Board of Elections before the close of business on Wednesday, August 7, 2024.

Section 5. Compliance with Open Meeting Requirements. This Board finds and determines that all formal actions of this Board and of any of its committees concerning and relating to the adoption of this Resolution were taken, and that all deliberations of this Board and of any of its committees that resulted in those formal actions were held, in meetings open to the public in compliance with the law.

Section 6. Captions and Headings. The captions and headings in this Resolution are solely for convenience of reference and in no way define, limit or describe the scope or intent of any Sections, subsections, paragraphs, subparagraphs or clauses hereof.

Section 7. Effective Date. This Resolution shall be in full force and effect from and immediately upon its adoption.

Approved:

Yeas:

Robin Whitney, Chair

Nays:

Thomas J. Winston, Secretary

TOLEDO-LUCAS COUNTY PORT AUTHORITY

PROPOSED TAX LEVY (RENEWAL)

(A majority affirmative vote is necessary for passage)

A renewal of a tax for the benefit of the Toledo-Lucas County Port Authority for the purpose of the Port Authority including its economic and jobs development programs, that the county auditor estimates will collect \$2,524,000 annually, at a rate not exceeding 0.4 mill for each \$1 of taxable value, which amounts to \$8 for each \$100,000 of the county auditor’s appraised value, for five years; commencing in 2024, first due in calendar year 2025.

	FOR THE TAX LEVY
	AGAINST THE TAX LEVY

NOTE REGARDING SOURCE OF CERTAIN INFORMATION:

The figures shown in the above form of ballot pertaining to mills for each \$1 of taxable value, dollars for each \$100,000 of the County Auditor’s appraised value and estimated annual collection were taken directly from certifications made by the Lucas County Auditor on DTE 140R (dated June 4, 2024).

Consider Grant Agreement from Ohio Department of Development in Support of the Glass City River Wall Lighting Project

The Glass City River Wall (GCRW) mural is located on the ADM grain silos along the Maumee River and is visible to downtown Toledo and those traveling along I-75. In December 2020, the Port Authority supported the mural project with a \$25,000 grant to Greater Toledo Community Foundation through the Community Economic Development Initiative program to assist with the installation of the mural. In December 2023, the Port Authority provided a \$50,000 grant to Bon Secours Mercy Health Foundation to assist with the lighting of the project.

The Ohio Department of Development (ODOD) has agreed to assist with additional funding of the mural lighting project with a grant in the amount of \$700,099, provided that the Port Authority is identified as the recipient of the grant funds. The Port Authority will then subgrant the funds to Bon Secours Mercy Health Foundation for administration of the project. The grant will include a \$10,000 administrative fee to the Port Authority.

The Finance & Development Committee recommends approval of the following resolution authorizing the President to execute a grant agreement with the Ohio Department of Development and a subgrant agreement with Bon Secours Mercy Health Foundation as described above.

RESOLUTION NO. _____

AUTHORIZING GRANT FROM OHIO DEPARTMENT OF DEVELOPMENT IN SUPPORT OF THE GLASS CITY RIVER WALL LIGHTING PROJECT

WHEREAS, the Glass City River Wall (GCRW) mural is located on the ADM grain silos along the Maumee River and is visible to downtown Toledo and those traveling along I-75; and

WHEREAS, the Port Authority has twice supported the GCRW mural through the Community Economic Development Initiative program to assist with the installation of the mural and the lighting of the mural; and

WHEREAS, the Ohio Department of Development (ODOD) has agreed to assist with additional funding of the mural lighting project by providing a grant, provided that the Port Authority is identified as the recipient of the grant funds that is then sub-granted to Bon Secours Mercy Health Foundation for coordination of the project’s completion, for which the Port Authority will receive \$10,000 administrative fee;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Toledo-Lucas County Port Authority:

That the President, as Secretary and Fiscal Officer, be and hereby is authorized to accept grant funds from the Ohio Department of Development in the amount of \$700,099.00 for costs associated with the purchase and installation of a solar lighting system to illuminate the Glass City River Wall (the “Project”), and to enter into agreements with the Ohio Department of Development that may be required for the Port Authority to receive the grant funds, which agreements shall include such terms and conditions as the President deems necessary or appropriate.

That the President, as Secretary and Fiscal Officer, be and hereby is authorized to enter into a sub-grant agreement with the Bon Secours Mercy Health Foundation to coordinate the completion of the Project consistent with ODOD Grant Agreement requirements, and which sub-grant agreement shall include such other terms and conditions as the President deems necessary or appropriate.

That the President, as Secretary and Fiscal Officer, be and hereby is authorized to execute any other instruments necessary or appropriate, including amendments, in order to implement the terms of this resolution, provided such instruments are in a form approved by Counsel and approved in substance by the Human Resources and Legal Administrator.

Approved:

Yeas:

Robin Whitney, Chair

Nays:

Thomas J. Winston, Secretary

Consider Memorandum of Agreement to Reimburse U.S. Customs and Border Protection

In 2016, the Port Authority constructed a 5,008 square foot General Aviation Facility (GAF) at Eugene F. Kranz Toledo Express Airport for use by U.S. Customs and Border Protection (CBP). Airports across the nation are required to have GAF facilities in order to clear flight crews, passengers and freight. The U.S. Government pays no rent for use of the facility and the Port Authority is required to provide all service, utilities, and maintenance for proper operation of the Facility. Additionally, the Port Authority is required to enter into a Memorandum of Agreement to reimburse CBP for costs related to providing information technology (IT) services and equipment for the Facility. CBP has requested that new IT equipment be acquired to update their systems from the original equipment acquired approximately 7 years ago. The estimated cost for the IT equipment and services is \$82,629, plus an additional annual cost of \$10,236.20 for recurring network charges

The Planning & Operations Committee recommends adoption of the following resolution authorizing the President to enter into a Memorandum of Agreement to reimburse CBP based on the terms detailed above and to enter into any related agreements associated with the MOA. The Planning & Operations Committee further recommends appropriating up to \$82,629 from Airport Reserves for the initial cost of the equipment upgrade. Annual recurring network costs will be paid through the Airport's operating budget.

RESOLUTION NO. _____

**AUTHORIZING MEMORANDUM OF AGREEMENT TO REIMBURSE
U.S. CUSTOMS AND BORDER PROTECTION**

WHEREAS, the U.S. Customs and Border Protection (CBP) occupies a 5,008 square foot General Aviation Facility at the Eugene F. Kranz Toledo Express Airport through which it clears flight crews and passengers and some freight; and

WHEREAS, the agreement between the Port Authority and CBP requires the Port Authority to provide all services and utilities for proper operation of the Facility, including information technology services and equipment; and

WHEREAS, CBP has notified the Port authority that new IT equipment is needed to update their operating systems;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Toledo-Lucas County Port Authority:

That the President, as Secretary and Fiscal Officer, be and hereby is authorized to execute a Memorandum of Agreement with the U.S. Customs and Border Protection to reimburse CBP for its costs related to the acquisition of updated IT equipment to be used in CBP’s facility at the Eugene F. Kranz Toledo Express Airport, which agreement shall include such other terms and conditions as the President deems necessary and appropriate.

That the President, as Secretary and Fiscal Officer, be and hereby is authorized to execute any other instruments necessary or appropriate, including amendments, in order to implement the terms of this resolution, provided such instruments are in a form approved by Counsel and approved in substance by the Airports Director.

That there be and hereby is appropriated from the Airport Reserve Fund the sum of \$82,629.00 to pay the costs of the updated IT equipment.

Approved:

Yeas:

Robin Whitney, Chair

Nays:

Thomas J. Winston, Secretary

Consider Contract for New Roadway, Utilities & Associated Work at Farnsworth Business Park

In 2022, the Port Authority Board of Directors approved the purchase of approximately 50 acres of property in Waterville, Ohio, now known as Farnsworth Business Park. The property has been rezoned for light industrial activity and the Port Authority has been working with DGL Consulting Engineers, LLC on the first step in development, specifically, a new road, utilities and associated work. This project will include a stormwater detention pond, new asphalt pavement, concrete curbs, drainage system, waterline with hydrants, sanitary sewer, lighting, signage, landscaping and other work as required for a complete project.

The Port Authority will use its standard bidding process as required to secure the contracts for this work. The engineer's estimate for this project is \$2,600,000.00 and will be paid from pursued grant funds, Port Authority CIP funds and/or previously appropriated funds.

The Planning & Operations Committee recommends approval of the following resolution authorizing the President to enter into a contract with the lowest responsive and responsible bidders. The cost of this project, including up to an additional 10% contingency, will be paid from pursued grant funds, Port Authority CIP funds and/or previously appropriated funds.

RESOLUTION NO. _____

AUTHORIZING CONTRACT FOR NEW ROADWAY, UTILITIES & ASSOCIATED WORK AT FARNSWORTH BUSINESS PARK

WHEREAS, pursuant to Resolution No. 32-22, the Port Authority purchased approximately 50 acres of property in Waterville, Ohio, now known as Farnsworth Business Park, which is zoned for light industrial activity; and

WHEREAS, the Port Authority has been working with an engineering firm to prepare the Business Park for the first step of development, specifically, a new road, utilities and associated work, including a stormwater detention pond, new asphalt pavement, concrete curbs, drainage system, waterline with hydrants, sanitary sewer, lighting, signage, landscaping and other ancillary work (the "Project"); and

WHEREAS, the Port Authority will use its standard bidding process to secure the contracts to complete this Project, which total is estimated to be \$2,600,000.00, and which Project will be funded with grant and other external funds, capital improvement project funds and/or other previously appropriated funds;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Toledo-Lucas County Port Authority:

That the President, as Secretary and Fiscal Officer, be and hereby is authorized to execute agreements with the lowest responsive and responsible bidders for the Project that are within the engineer's estimate, as determined by the President in his discretion following the Port Authority's standard bidding process, and which agreements shall include such terms and conditions as the President deems necessary and appropriate

That the President, as Secretary and Fiscal Officer, be and hereby is authorized to execute any other instruments necessary or appropriate, including amendments and change orders, in order to implement the terms of this resolution, provided such instruments are in a form approved by Counsel and approved in substance by the Director of Facilities & Development Services.

That the costs of the Project, including up to an additional ten percent (10%) contingency, shall be paid from future grant and external funds, and/or previously appropriated funds, as determined appropriate by the President.

Approved:

Yeas:

Robin Whitney, Chair

Nays:

Thomas J. Winston, Secretary

Consider Community Economic Development Initiative Grant in Support of the Halim Clinic

The Port Authority Board of Directors appropriated \$350,000 of proceeds from the property tax levy for the purpose of providing funds to economic development projects undertaken by eligible, neighborhood-based organizations in Lucas County.

An application has been submitted for a grant in the amount of \$20,000 by Toledo Muslim Doctors Initiative, dba Halim Clinic, a 501(c)(3) organization which provides free dental and medical care services to individuals in the community who do not have insurance or who are underinsured. The request seeks funds for pre-development and building improvement costs associated with the renovation of their new building located at 4271 Monroe Street, Toledo, Ohio. This new location provides a larger space to accommodate more patients, an increase in staff, and a broader range of services as the clinic continues to grow. The clinic plans to host health education programs, support groups and other community outreach initiatives, and promote partnerships with other health and wellness organizations in the community.

The Government, Community & Human Relations Committee recommends adoption of the following resolution authorizing a grant for up to \$20,000 from previously appropriated Property Tax funds for eligible costs.

RESOLUTION NO. _____

**AUTHORIZING COMMUNITY ECONOMIC DEVELOPMENT INITIATIVE
GRANT IN SUPPORT OF THE HALIM CLINIC**

WHEREAS, pursuant to Resolution No. 35-23, the Port Authority Board of Directors appropriated \$350,000 of proceeds from the property tax levy for the purpose of providing funds to economic development projects undertaken by eligible, neighborhood-based organizations in Lucas County; and

WHEREAS, Toledo Muslim Doctors Initiative, dba Halim Clinic, a 501(c)(3) corporation, has applied for a grant in the amount of \$20,000 to assist with the renovation of a building located at 4271 Monroe Street, Toledo, Ohio, for pre-development and building improvements costs to convert an existing building into a free dental and medical clinic for the community;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Toledo-Lucas County Port Authority:

That the President, as Secretary and Fiscal Officer, be and hereby is authorized to execute an agreement with Toledo Muslim Doctors Initiative, dba Halim Clinic for a grant of up to \$20,000 to be used for pre-development and renovation costs of a building located at 4271 Monroe Street, Toledo, Ohio, that will be used to provide free dental and medical care to community residents who are uninsured and underinsured, and which agreement shall include such terms and conditions as the President deems necessary or appropriate.

That the President, as Secretary and Fiscal Officer, be and hereby is authorized to execute any other instruments necessary or appropriate, including amendments, in order to implement the terms of this resolution, provided such instruments are in a form approved by Counsel and approved in substance by the Human Resources & Legal Administrator.

That the grant of up to \$20,000 shall be paid from previously appropriated Property Tax funds for eligible costs.

Approved:

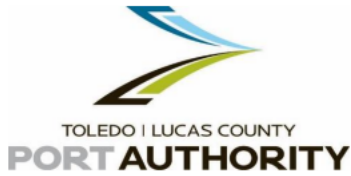
Yeas:

Robin Whitney, Chair

Nays:

Thomas J. Winston, Secretary

Exhibit A



COMMUNITY ECONOMIC DEVELOPMENT INITIATIVE

APPLICATION

PROJECT SUMMARY

Name of Organization:	Toledo Muslim Doctors Initiative (DBA Halim Clinic)
Address:	6855 Spring Valley Drive, Holland, OH. 43528
Telephone No.:	(419) 764-0421
Contact Person:	Amira Sayed (Office Manager)
Email:	amira.sayed@halimclinic.org
Organization's Service Area:	Free Dental and Medical Clinic
Funding Request:	\$20,000.00
Project Location and Census Tract:	4271 Monroe Street, Toledo, OH. 43606
Project Description: Include project address, size and type of project, number of jobs to be created, etc.	Renovations will be complete for the first floor only. Renovations include one side being medical clinic, and the other side being dental clinic. Currently, our staff includes 11 paid employees, 18 intern volunteers, 10 operations team volunteers, and a rotation of volunteer physicians (1-2 physicians per month), and 5 pharmacists on our pharmacy team. We hope to expand our team as we grow.
How will the project benefit the community and / or meet Smart Growth / Urban Standards:	<small>Moving into a bigger building can profoundly benefit the community served by a free dental and medical care clinic. The increased space allows the clinic to accommodate more patients, reducing wait times and enabling the provision of a broader range of services. Advanced medical and dental equipment can be housed, improving diagnostic and treatment capabilities. Separate areas for different functions enhance privacy and efficiency, while larger waiting areas improve patient comfort. The facility can host health education programs, support groups, and community outreach initiatives, promoting preventive care and wellness. Additionally, a larger space supports a bigger team of healthcare professionals and volunteers, enhancing the quality of care. It also facilitates partnerships with other organizations for joint initiatives. Overall, the expanded capacity and improved facilities ensure that the clinic can better meet the healthcare needs of the community, fostering long-term sustainability and growth.</small>
Anticipated Completion Date	November, 2024
Potential Project Partners, if any	N/A
Appraised value on completion:	N/A
List previous projects funded by this program with dollar amounts received. Describe outcome of those previous projects.	
Date Submitted:	N/A
Other pertinent information: Additional pages may be added as necessary on all questions	

SOURCES AND USES OF FUNDS

(Include any existing funding expenditures already in the project and their sources to help in leveraging computations.)

TOTAL PROJECT COST

	Total	Per unit/per sq.ft.
Acquisition \$	\$241, 509.68	
Hard cost	\$241,509.68	
Construction Contingency (%)	N/A	
Developer Fees and contingency (usual and customary) not allowed on grants.	N/A	
Soft Cost	N/A	
Total	\$241,509.68	

DEVELOPMENT BUDGET

Definitions of Funding:

- **Committed** - The funds have been approved in writing with “no” or “few” conditions. Attach documentation with Application.
- **Requested** - The funds have been requested through a formal written process. Attach documentation with Application,
- **Identified** - The source of the funds has been identified with some realistic expectation it will be available (i.e. City of Toledo Neighborhood Façade Improvement program.) Identify the name of the funding provider and program.

SOURCES	AMOUNT	COMMITTED	REQUESTED	IDENTIFIED
Toledo-Lucas County Port Authority	\$20,000.00		\$20,000.00	
Public Funds				
Lender				
Lender				
Other				
Other				
Total				

USES				
Options				
Architect	\$18,000.00			
Legal				
Other	\$2,000.00			
Other				
Other				
Total				

USES OF TOLEDO-LUCAS COUNTY PORT AUTHORITY FUNDS
(Include with Application)

USES	AMOUNT	DESCRIPTION
Options		
Architect	\$18,000.00	
Legal		
Survey		
Environmental		
Hard Construction		
Other (Describe)	\$2,000.00	Predevelopment Costs (Renovations+Roof)
Other (Describe)		
Total		

Written Narrative - Community Economic Development Initiative

- 1. A statement of the applicant's capacity to develop this project and any assistance that the applicant requests from the City / County, LISC or any other third parties.**

Dr. Nadeem Khan, a member of our Board of Directors, is the primary person responsible for overseeing this project. He found the new clinic space, negotiated the price, and was the one who sourced contractors for this renovation.

In his career, Dr. Khan has overseen similar construction projects and is familiar with the contractors we have secured for this project. He will include the broader Board of Directors at the Halim Clinic for major decisions including large purchases, approving budgets, and more. Several board members have similar experience in overseeing clinic renovations.

Dr. Khan has been practicing dentistry for over 20 years. He is a board member and executive officer with the Atlantic Humanitarian Relief Committee, where he has completed several mission trips and oversees a dental clinic in Jordan. He also operates his own private practice and has served on several dentistry-affiliated groups in the Toledo area, including the Greater Toledo Dental Society.

We are currently awaiting permit approval to start this project. Otherwise, no assistance is requested from the City or County at this time.

- 2. An identification of the sources and uses of funds for the project, including Toledo-Lucas County Port Authority. The extent, if any, to which the applicant has obtained commitments for these funds should be noted and evidenced by letters of commitment from lenders, investors and / or partners. The extent to which the project leverages other funds will be a factor in evaluating Initial Proposals; however, priority will be given to business real estate development projects based on the number of jobs created, reuse of vacant land or building, brownfield and mixed-use projects.**

The primary source of funds for this project comes from individual donors through our annual fundraiser, which was held this year on January 20th. Additional funding we receive comes from the donations section of our website and secured grants. These funds support all clinic operations, including this building renovation project. We plan to seek additional grant funding to help fund this renovation project and have launched a crowdfunding campaign specifically for the roof portion of the renovations. As we understand it, this was a previously vacant building.

Our budget for the renovation is \$300,000. This includes the construction of a new roof (\$100,000), an interior renovation of the first floor (\$200,000), and all of the labor and materials required for both. This does not include the medical equipment or general office equipment required to run our clinic. We are requesting \$20,000 from the Toledo-Lucas County Port Authority and the Community Economic Development Initiative to cover the predevelopment costs, including the architect fee of \$18,000.

- 3. A brief statement of the extent to which the project is coordinated with other place-based community revitalization efforts in the immediate neighborhood. This statement should identify any third-party community development projects upon which this project is dependent (e.g., construction of a school or transit facility at a particular location).**

We are not coordinating with any other place-based community revitalization efforts for this project and have no dependencies on any third-party community development projects.

4. Project development timeline.

This project involves several phases. First, renovation of the physical clinic space. We have recently acquired a new building in which to expand our clinic. This building needs a new roof and specific interior renovations to make the space suitable for a healthcare clinic. The interior renovations are focused on the first floor, where we will open several new rooms for dental and medical patients. The space was previously used as a general office space, so it requires significant improvements in the electrical and plumbing capacities to operate as a medical space.

After speaking with several contractors and receiving their bids, we have selected the one we will work with and are currently awaiting permit approval to commence the project. Our contractor estimates that once permits are approved, the renovation will take around 90-120 days to complete. This will result in a space that can support our needs as a healthcare clinic.

Once the renovations are completed, we plan to purchase equipment and stock the clinic with the appropriate supplies. This will also entail us moving our entire clinic's operations to the new location, and setting it up to receive patients.

Our anticipated date for completion of construction is November 2024, after which we will initiate the move, purchase supplies, and open the newly expanded clinic to our patients.

Real Estate Development Projects

- 1. Identification of the real estate parcels to be developed, a statement of the current ownership/control of the parcels, and a statement as to whether any zoning changes or variances will be required. If the Initial Proposal includes scattered site development, the parcels under the developer's ownership or control should be identified separately from prospective sites that are not under the developer's ownership or control.**

The real estate parcel to be developed is an office building located at 4271 Monroe St, Toledo, OH 43606. The Halim Clinic purchased the building outright.

- 2. A description of the business real estate development project, including identification of units and their intended uses. It should include a statement of the total number of housing, commercial, or industrial units to be constructed or rehabilitated and the approximate aggregate square footage allocated to those various uses (Note: housing will only be considered if it is part of a mixed-use project with significant commercial or industrial components within the same building.)**

- 3. A brief statement of the extent to which the project is coordinated with other place-based community revitalization efforts in the immediate neighborhood. This statement should identify any third-party community development projects upon which this project is dependent (e.g., construction of a school or transit facility at a particular location).**

We are not coordinating with any other place-based community revitalization efforts for this project and have no dependencies on any third-party community development projects.

4. Project development timeline.

This project involves several phases. First, renovation of the physical clinic space. We have recently acquired a new building in which to expand our clinic. This building needs a new roof and specific interior renovations to make the space suitable for a healthcare clinic. The interior renovations are focused on the first floor, where we will open several new rooms for dental and medical patients. The space was previously used as a general office space, so it requires significant improvements in the electrical and plumbing capacities to operate as a medical space.

After speaking with several contractors and receiving their bids, we have selected the one we will work with and are currently awaiting permit approval to commence the project. Our contractor estimates that once permits are approved, the renovation will take around 90-120 days to complete. This will result in a space that can support our needs as a healthcare clinic.

Once the renovations are completed, we plan to purchase equipment and stock the clinic with the appropriate supplies. This will also entail us moving our entire clinic's operations to the new location, and setting it up to receive patients.

Our anticipated date for completion of construction is November 2024, after which we will initiate the move, purchase supplies, and open the newly expanded clinic to our patients.

Real Estate Development Projects

- 1. Identification of the real estate parcels to be developed, a statement of the current ownership/control of the parcels, and a statement as to whether any zoning changes or variances will be required. If the Initial Proposal includes scattered site development, the parcels under the developer's ownership or control should be identified separately from prospective sites that are not under the developer's ownership or control.**

The real estate parcel to be developed is an office building located at 4271 Monroe St, Toledo, OH 43606. The Halim Clinic purchased the building outright.

- 2. A description of the business real estate development project, including identification of units and their intended uses. It should include a statement of the total number of housing, commercial, or industrial units to be constructed or rehabilitated and the approximate aggregate square footage allocated to those various uses (Note: housing will only be considered if it is part of a mixed-use project with significant commercial or industrial components within the same building.)**

Consider Community Economic Development Initiative Grant for Metroparks Toledo Foundation

The Port Authority Board of Directors appropriated \$350,000 of proceeds from the property tax levy for the purpose of providing funds to economic development projects undertaken by eligible, neighborhood-based organizations in Lucas County.

An application has been submitted for a grant in the amount of \$20,000 by Metroparks Toledo Foundation, a 501(c)(3) organization, requesting funds for costs associated with a seawall inspection of approximately 3,000 linear feet of dock infrastructure located along the Maumee River at the former International Park and adjacent to the Anthony Wayne Bridge. This inspection will assess the condition of the existing dock wall to determine whether areas immediately adjacent to the dock can be dredged and the dock reactivated to accommodate ship traffic. Improvements to the existing seawall and infrastructure could allow for the opportunity for Great Lakes cruise ships in downtown Toledo, resulting in increased tourism.

The Government, Community & Human Relations Committee recommends adoption of the following resolution authorizing a grant for up to \$20,000 from previously appropriated Property Tax funds for eligible costs.

RESOLUTION NO. _____

AUTHORIZING COMMUNITY ECONOMIC DEVELOPMENT INITIATIVE GRANT IN SUPPORT OF THE METROPARKS TOLEDO FOUNDATION

WHEREAS, pursuant to Resolution No. 35-23, the Port Authority Board of Directors appropriated \$350,000 of proceeds from the property tax levy for the purpose of providing funds to economic development projects undertaken by eligible, neighborhood-based organizations in Lucas County; and

WHEREAS, Metroparks Toledo Foundation, a 501(c)(3) corporation, has applied for a grant in the amount of \$20,000 to assist with the costs associated with a seawall inspection of approximately 3,000 linear feet of dock infrastructure located along the Maumee River that will assess whether the dock can be reactivated to accommodate ship traffic, including Great Lakes cruise ships, in downtown Toledo, resulting in increased tourism;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Toledo-Lucas County Port Authority:

That the President, as Secretary and Fiscal Officer, be and hereby is authorized to execute an agreement with Metroparks Toledo Foundation for a grant of up to \$20,000 to be used for costs associated with a seawall inspection at the former International Park to assess whether the dock can be reactivated to accommodate ship traffic, and which agreement shall include such terms and conditions as the President deems necessary or appropriate.

That the President, as Secretary and Fiscal Officer, be and hereby is authorized to execute any other instruments necessary or appropriate, including amendments, in order to implement the terms of this resolution, provided such instruments are in a form approved by Counsel and approved in substance by the Human Resources & Legal Administrator.

That the grant of up to \$20,000 shall be paid from previously appropriated Property Tax funds for eligible costs.

Approved:

Yeas:

Robin Whitney, Chair

Nays:

Thomas J. Winston, Secretary

Exhibit B



COMMUNITY ECONOMIC DEVELOPMENT INITIATIVE

APPLICATION

PROJECT SUMMARY

Name of Organization:	Metroparks Toledo Foundation
Address:	5100 W Central Avenue, Suite A, Toledo, OH 43615
Telephone No.:	419-407-9716
Contact Person:	Allen Gallant
Email:	allen.gallant@metroparkstoledo.com
Organization's Service Area:	Lucas County
Funding Request:	\$20,000
Project Location and Census Tract:	41°38'41.6"N 83°31'51.9"W, CT 39095004800
Project Description: Include project address, size and type of project, number of jobs to be created, etc.	We are seeking funding to support the above and below waterline inspection of approximately 3,000 linear feet of 1920's era dock infrastructure located at the former International Park immediately adjacent to the Anthony Wayne Bridge. Metroparks is looking to assess the existing condition of the structure to understand whether areas immediately adjacent to the dock can be dredged and the dock reactivated to accommodate ship traffic that could include Great Lakes cruise ship vessels.
How will the project benefit the community and / or meet Smart Growth / Urban Standards:	Improvements to the existing seawall and infrastructure could allow for the opportunity expand Great Lakes cruise ships to dock in downtown Toledo. Great Lakes cruise destinations infuse tourism dollars into the local community, especially in areas like hotels, restaurants, and attractions. Overall, the Great Lakes is excellently positioned to continue providing outstanding cruise experiences to passengers.
Anticipated Completion Date	Less than 1 year after starting. Metroparks is ready to begin the project as soon as possible.
Potential Project Partners, if any	Toledo-Lucas County Port Authority, Destination Toledo
Appraised value on completion:	Not applicable
List previous projects funded by this program with dollar amounts received. Describe outcome of those previous projects.	No previous projects funded by this program
Date Submitted:	June 10, 2024
Other pertinent information: Additional pages may be added as necessary on all questions	The final report which will be prepared following the inspection will highlight existing dock deficiencies and the capital investments Metroparks Toledo and the Toledo-Lucas County Port Authority should consider if considering reactivation of the dock to accommodate Great Lakes cruise ships. This includes assessment of dredging needs, dock repairs/structural deficiencies, mooring bollards and cleats, and assessment of the existing and/or lack of fender system. The contractor will also convene a meeting with Metroparks Toledo and the Toledo-Lucas County Port Authority to review the findings of the report.

SOURCES AND USES OF FUNDS

(Include any existing funding expenditures already in the project and their sources to help in leveraging computations.)

TOTAL PROJECT COST

	Total	Per unit/per sq.ft.
Acquisition \$		
Hard cost		
Construction Contingency (%)		
Developer Fees and contingency (usual and customary) not allowed on grants.		
Soft Cost	\$64,415	
Total	\$64,415	

DEVELOPMENT BUDGET

Definitions of Funding:

- > **Committed** - The funds have been approved in writing with "no" or "few" conditions. Attach documentation with Application.
- > **Requested** - The funds have been requested through a formal written process. Attach documentation with Application,
- > **Identified** - The source of the funds has been identified with some realistic expectation it will be available (i.e. City of Toledo Neighborhood Façade Improvement program.) Identify the name of the funding provider and program.

SOURCES	AMOUNT	COMMITTED	REQUESTED	IDENTIFIED
Toledo-Lucas County Port Authority	\$20,000		\$20,000	
Public Funds				
Lender				
Lender				
Other	\$44,415	\$44,415		
Other				
Total	\$64,415	\$44,415	\$20,000	

USES				
Options				
Architect				
Legal				
Other	\$64,415			
Other				
Other				
Total	\$64,415			

USES OF TOLEDO-LUCAS COUNTY PORT AUTHORITY FUNDS
(Include with Application)

USES	AMOUNT	DESCRIPTION
Options		
Architect		
Legal		
Survey		
Environmental		
Hard Construction		
Other (Describe)	\$64,415	Inspection Report
Other (Describe)		
Total	\$64,415	

Project Narrative

Metroparks Toledo protects our community's natural resources by using public dollars responsibly to conserve, preserve and restore areas that provide remarkable environmental and economic value for all of northwest Ohio. Parks and open space benefit the community by helping clean the air and water, retain stormwater, provide essential habitat for wildlife and enhance property values. Metroparks has operated and maintained public parkland in Lucas County for over 90 years and has a strong reputation for high standards in operating and maintaining all of its parks and recreation facilities. The agency was the recipient of the 2020 National Gold Medal Award for excellence in parks and recreation management, the most prestigious honor in the parks and recreation industry.

Parks are now a proven and powerful economic development tool for cities across the country; and for every \$1 invested in public greenspace, cities typically see a \$7-\$20 return in surrounding development. The Glass City Riverwalk will create powerful, sustainable change for the entire region for generations to come by creating 300 acres of new and revitalized greenspace, naturalizing the shoreline, and reducing storm water runoff to the impaired Maumee River. Downtown Toledo has already seen close to \$400M in new economic investments since the Glass City Riverwalk initiative began, nearly halfway to the anticipated 10:1 return. Tangible investment in site infrastructure and quality of life are important factors for consideration as site selectors contemplate a Toledo location for their clients. Toledo is already increasingly gaining recognition as a destination for tourism, living, working, and business development, therefore, we must continue these efforts toward the revitalization of the region.

Littoral Services, LLC prepared a request for pricing (included as an attachment) to perform above and below waterline inspection of approximately 3,000 linear feet of 1920's era dock infrastructure located at the Glass City International Park on the Maumee River immediately adjacent to the Anthony Wayne Bridge. This pre-development work will assess the existing condition of the structure to understand whether areas immediately adjacent to the dock can be dredged and the dock reactivated to accommodate ship traffic that could include Great Lakes cruise ship vessels.

Improvements to the existing seawall and infrastructure could allow for the opportunity expand Great Lakes cruise ships to dock in downtown Toledo. In 2023, seven cruise lines designed itineraries for ten vessels on the Great Lakes, totaling almost 400 U.S. port calls and a high estimate of 100,000 passengers by the end of the cruise season. Great Lakes cruise destinations infuse tourism dollars into the local community, especially in areas like hotels, restaurants, and attractions.

Overall, the Great Lakes is excellently positioned to continue providing outstanding cruise experiences to passengers.

The final report will highlight existing dock deficiencies and the capital investments Metroparks Toledo and the Toledo-Lucas County Port Authority should consider if considering reactivation of the dock to accommodate Great Lakes cruise ships. This includes assessment of dredging needs, dock repairs/structural deficiencies, mooring bollards and cleats, and assessment of the existing and/or lack of fender system. Littoral plans on convening of a meeting with Metroparks Toledo and the Toledo-Lucas County Port Authority to review the findings of the report. Metroparks certifies that the Toledo-Lucas County Port Authority will receive a copy of the full report upon its completion.

The cost for the inspection and report is \$64,415. A copy of the proposal is included with this application. Metroparks is requesting \$20,000 from the Toledo-Lucas County Port Authority through the Community Economic Development Initiative. The remaining balance for the inspection will be covered by Metroparks Toledo operating funds.