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Thank you for taking the time to read the Toledo-Lucas County Port Authority’s 2022 Annual Report. We appreciate your interest in our organization and its impact on the Northwest Ohio region. We are proud of the Port Authority’s robust activities during 2022 and are pleased to have this opportunity to highlight several key initiatives, projects and accomplishments.

The Port Authority’s financing programs experienced strong activity throughout 2022. The Northwest Ohio Bond Fund saw another record year, with a total of $38 million in bond financing being issued across five separate projects, and the Northwest Ohio Revolving Loan Fund launched in the spring, closing its first loan in October.

At the Port of Toledo, over 11 million tons of cargo were handled during the 2022 season – an increase of 2.24% over 2021 – and cargo, led by the Amazon Air operations, at the Eugene F. Kranz Toledo Express Airport continued to increase as well when compared to the prior year.

In addition to the activity noted above, the Port Authority completed nearly $11 million in capital improvement projects at its various facilities. One Port Authority facility, the Dr. Martin Luther King, Jr. Plaza, received national attention as the motion picture, A Man Called Otto, starring Tom Hanks, filmed a portion of the movie at the train station.

We are excited about the opportunities in 2023 and will remain steadfast in our commitment and dedication to moving this community forward. We plan to host an in-person Update to the Community event later this year, where we will present major accomplishments and discuss our vision moving forward.

On behalf of the Port Authority’s Board of Directors and my colleagues, thank you for your continued support of the Toledo-Lucas County Port Authority.

Sincerely,

Thomas J. Winston
President and CEO
Toledo-Lucas County Port Authority
TOLEDO’S SEAPORT

In 1833, when Toledo was founded through the merger of the villages of Port Lawrence and Vistula – both villages were already active ports on the Maumee River at the western end of Lake Erie – Toledo quickly became one of the great transshipping ports on the Great Lakes, handling grain, flour, butter, pork and lumber. Toledo’s rich history in shipbuilding began as early as 1828, starting with schooners and sidewheel steamboats and quickly evolving into constructing steel freighters.
For the next 100 years, the Port continued to expand, and in 1954 construction commenced on the St. Lawrence Seaway, a bi-national waterway connecting world markets to the Great Lakes Region. In June of that year, the Ohio Port Authority Act was adopted, and Toledo became the first port authority in the state of Ohio acquiring operations of the Port of Toledo.

Today, as an important asset to the Seaway System, the Port Authority is continuously investing in the modernization of Port of Toledo facilities. With over 1,000 acres and 15 terminal operators along the Maumee River, the Port of Toledo is the largest landmass seaport on the Great Lakes. The Port of Toledo supports $669 million in annual economic activity and more than 7,000 jobs in our region.

The Port Authority is proud to announce a 2.24% increase in tonnage through the Port of Toledo in 2022, when compared to 2021. A total of 11,684,394 short tons traveled through the Port of Toledo last year – the highest tonnage the seaport has seen since 2007. The Port set a record for aluminum handled at the General Cargo Dock, operated by Midwest Terminals, and grain had the strongest year-over-year growth with an increase of 14.79% over 2021. 2022 was also the first full operating season for the Cleveland-Cliffs’ Toledo Direct Reduction Plant, driving iron ore tonnage up nearly 5% from the previous year.

**TOLEDO SHIPYARD**

The Toledo Shipyards have been providing services on the Great Lakes for over 100 years. Located on the Maumee River and uniquely positioned for vessel repairs, as well as the fabrication and shipping of heavy industrial equipment, the Toledo Shipyards has direct access to interstate and rail shipping.

Since 2006, IRONHEAD Marine has operated the shipyard. Its skilled workforce provides dry-dock ship repair services, ranging from survey work and hull repairs, to mechanical repairs/rebuilds and blasting/painting projects. With three Liebherr cranes providing heavy lift, and a 50-foot-high hook capacity all housed within a 20,000-foot-high bay facility, the Toledo Shipyards can handle nearly any project.

In 2022, $640,000 was invested to stabilize a retaining wall and to construct pads for the shipyard’s off-road crane to service the dry docks. This project was necessary to stabilize the wall and to provide a safe and level platform for the off-road crane to access vessels in the dry dock. Previously, the crane could only access vessels from one side of the dock and now they can service the vessel from either side.
TOLEDO’S AIRPORTS

Eugene F. Kranz Toledo Express Airport

The Eugene F. Kranz Toledo Express Airport (TOL), owned by the City of Toledo, has been managed by the Toledo-Lucas County Port Authority since 1973. TOL offers nonstop service to Phoenix-Mesa, Arizona, and Orlando Sanford, Ft. Myers/Punta Gorda and St. Pete-Clearwater, Florida, via Allegiant.

TOL is home to over 20 on-airport businesses including the 180th Fighter Wing Ohio National Guard, and an Amazon Air Toledo Gateway. Various corporate hangers, aircraft maintenance facilities and air cargo operations are located at TOL, in addition to three fixed-based operators and one ground handler. Toledo Public Schools’ Aerospace & Natural Science Academy of Toledo is located at TOL, as well as the Federal Aerospace Institute adult aircraft maintenance technician school, making Toledo a leader in aviation education.

Toledo Executive Airport

Toledo Executive Airport (TDZ) is primarily used for corporate aviation, premium air freight services, flight training and privately owned aircraft. In addition to its various general aviation service offerings, TDZ is the Federal Aviation Administration’s (FAA) designated reliever airport to TOL.
Economic Impact Analysis

The Toledo-Lucas County Port Authority recently engaged the Bowling Green State University’s (BGSU) Center for Regional Development (CRD) to conduct an economic impact analysis for TOL and TDZ.

TOL serves as a hub of economic activity in northwest Ohio by supporting manufacturing, military, air cargo, aviation training and education, commercial service aviation and general aviation operations. TOL’s economic impact on northwest Ohio is significant and is led by the presence of a diverse set of employers and activities, including the 180th Fighter Wing Ohio National Guard, Tronair, Inc., Amazon Air, and commercial and general aviation activities. Noncommercial air service activity represents the largest component of economic output at TOL, representing $530 million (91.21%) of the total impact, due to the presence of the Ohio National Guard and other large-scale employers, as well as increased cargo operations.

Allegiant sets a new record!

Operating out of TOL since 2004, Allegiant set a new record in 2022 with a total of 120,944 passengers traveling through the airport – a 32% increase over 2021. March 2022 was also the highest month on record for Allegiant with a total of nearly 19,000 passengers flying through TOL in a single month! The increase is largely due to Allegiant’s new twice-weekly seasonal service to Phoenix-Mesa, Arizona, which launched March 9, 2022. In appreciation of the new service, TOL hosted an inaugural flight celebration in the airport terminal and also welcomed the flight with a water cannon salute. As a result of the community’s support, Allegiant resumed this seasonal route in the fall, and flights are currently available through the spring.

2022 Cargo Update

As reported by the FAA in the summer of 2022, TOL experienced a 438% increase in cargo growth between 2020 and 2021, the largest year-over-year reported cargo growth in the country. Specifically, as a result of transporting 192 million pounds of cargo in 2021, TOL ranks 99th of the nation’s airports in cargo tonnage handled.

We are honored to be one of more than 35 Amazon Air Gateway operations in the United States, as well as having on-demand cargo operations facilitated at TOL. Cargo statistics for 2022 are still being finalized by the FAA; however, we are pleased to report that cargo trends at TOL support an increase in 2022 volume over 2021.
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 nearly 20,000 jobs.

In 2022, the Port Authority provided over $88 million in financing to various organizations across the region through its multiple financing programs, resulting in the creation of over 800 new jobs.
Northwest Ohio Bond Fund

In 1988, the Port Authority assumed the primary role of economic development for the community by establishing the Northwest Ohio Bond Fund (NWOBF), which was the first municipal bond fund created in the state of Ohio. Throughout the years, the bond fund has supported many projects, thus retaining and creating jobs for our community.

Today, the NWOBF has a $180 million portfolio and, as a result of its consistent success, Standard & Poor’s International Credit Rating Company recently improved the NWOBF from a “stable” to “positive” outlook. The Bond Fund currently has an investment grade rating of “A-” and is designed to provide private companies and public entities access to favorable fixed, investment-grade interest rates from nationally known capital market investors.

The NWOBF promotes economic development, including the creation of new investment and private and public sector jobs in the northwest Ohio region. In 2022, a total of five bonds were issued totaling more than $38 million, resulting in the creation or retention of 470 jobs.

Spotlight Project

TOLEDO SCHOOL FOR THE ARTS

In April, the Port Authority Board of Directors authorized the issuance of $5 million in tax-exempt revenue bonds that permitted the Toledo School for the Arts (TSA) to finance the costs of renovating their existing 90,000-square-foot building in downtown Toledo, including adding classroom and studio spaces. With the issuance of this bond, TSA is a three-time recipient of the Port Authority’s financial offerings.

“The Port Authority’s financing was critical to complete TSA’s Next Big Thing Capital Campaign and construction project,” said Rob Koenig, Interim Director for TSA. “We were able to obtain a financing package that provided a low interest rate along with a reasonable length of time to repay the bonds. Throughout the process, we felt that everyone from the Port was motivated to provide the best possible outcome for the school. We are extremely grateful to the Port staff for shepherding us through the process to achieve a great result.”
Capital Lease Financing

The Port Authority provides Capital Lease Financing by serving as the Issuer of Revenue Development Bonds to facilitate proceeds being made available for projects in the furtherance of a public purpose.

In 2022, a total of three bonds were issued, totaling more than $41 million, resulting in the creation of 80 new jobs.

Ohio Regional 166 Loan Program

The Ohio Regional 166 Loan Program provides low interest rate financing for fixed asset purchases such as land, buildings and equipment for manufacturers, distributors and wholesalers throughout Ohio.

In 2022, a total of five loans were approved and/or closed, totaling $4.1 million.

Spotlight Projects

NorthPoint Development

NorthPoint Development is a Kansas City, Missouri commercial real estate developer that specializes in industrial and multi-family development across the United States.

In December 2022, the Port Authority closed on a Capital Lease structure for NorthPoint’s Toledo Trade Center. The Capital Lease structure will enable NorthPoint Development to benefit from an estimated $2 million in sales tax savings on construction materials for this development. This project will consist of three industrial warehouses totaling 852,000 square feet and will be located on an approximately 62-acre site formerly occupied by the North Towne Square Mall, which closed in 2005.

NorthPoint estimates that the $84.6 million investment will create more than 564 direct and indirect jobs and generate over $11.8 million in annual permanent wages for the local community. The first warehouse building is slated for completion in Summer 2023.

JAM Best-One Fleet Services

Created in 2003, JAM Best-One Fleet Services provides commercial trucking services, including commercial tire repair, roadside truck repair, electrical and diagnosis repair, and more. The company recently acquired a new building, located at 4934 Lewis Avenue in Toledo, where it will relocate its headquarters to accommodate the growing business.

JAM Best-One Fleet Services utilized an Ohio Regional 166 Loan to assist with the purchase of equipment needed for the company’s new headquarters. It also utilized the Port Authority’s BetterBuildings Northwest Ohio (BBNWO) program to finance energy-efficient upgrades to the facility, including roofing upgrades, LED lighting, and a natural gas and electricity supplier switch. It is anticipated these upgrades will result in annual energy savings of $149,093!
ADVENTUS CLIMBING

In November, the Port Authority participated in the groundbreaking of a full-service climbing center for Adventus Climbing, which utilized the Small Business Administration’s 504 Loan Program to secure $1.2 million for the construction and equipment costs related to a new facility, located at 2900 N. Reynolds Road, in Toledo.

“As one of our financing partners, the Toledo-Lucas County Port Authority provided resources that were critical to our project getting activated,” said Rachel Hobson, Co-Founder, Team Leader for Adventus. “Jason [Loan Programs Manager] has been committed to helping our team find funding solutions while educating us on SBA guidelines and requirements. It has truly been a pleasure to work with their team.”

Adventus Climbing will be a great addition to our community, serving climbers of all ages, backgrounds and skill levels!

QUALITY TIME CHILD CARE, INC.

In October 2022, the Port Authority celebrated the groundbreaking for a third childcare facility for Quality Time Child Care, Inc., in Toledo. Quality Time utilized the Northwest Ohio Revolving Loan Fund Program to secure a $180,000 loan to assist with the construction of a 1,500-square-foot facility, located at 2337 Dorr Street. This is the first project funded by the Northwest Ohio Revolving Loan Fund.

Northwest Ohio Revolving Loan Fund

The Northwest Ohio Revolving Loan Fund launched in March 2022 as a gap financing tool for nonprofit and for-profit businesses in Lucas, Ottawa and Wood Counties. The program was created to address a regional weakness in access to capital and support the overall goals of the Comprehensive Economic Development Strategy (CEDS) for the region. One job will be created or retained for every $50,000 distributed.

U.S. Small Business Administration 504 Loan Program

The U.S. Small Business Administration (SBA) 504 Loan Program provides fixed asset financing to for-profit businesses with a net worth not exceeding $15 million and net after-tax profit of no more than $5 million. This program can also finance start-ups with a 15% equity injection.

In 2022, a total of eight loans were approved and/or closed, totaling $6.375 million.

Spotlight Projects

Northwest Ohio Revolving Loan Fund

The Northwest Ohio Revolving Loan Fund launched in March 2022 as a gap financing tool for nonprofit and for-profit businesses in Lucas, Ottawa and Wood Counties. The program was created to address a regional weakness in access to capital and support the overall goals of the Comprehensive Economic Development Strategy (CEDS) for the region. One job will be created or retained for every $50,000 distributed.
The BetterBuildings Northwest Ohio program (BBNWO) launched in 2010 to spearhead energy efficiency building retrofits in our community. Since inception, BBNWO has provided financing for 175 energy improvement projects in the total amount of $53.7 million. Today, the program’s success in Property Assessed Clean Energy (PACE) financing has made it a model for communities across the United States.
BBNWO offers competitive fixed-rate PACE financing for projects that focus on conserving energy and generating savings through energy efficiency retrofits to existing facilities. Eligible energy efficiency improvements to all types and sizes of buildings can be financed and repaid via special assessment on the property. Energy efficiency project sizes range from $25,000 to $25 million in project costs.

For-profit, nonprofit and governmental commercial building owners have taken advantage of BBNWO PACE financing to improve the energy efficiency of their facilities, including auto dealerships, senior living centers, office buildings, schools, parking garages, multi-family housing, airport hangars, municipal buildings, water plants, sports complexes and manufacturing/industrial facilities. Energy efficiency upgrades can include LED lighting, heating and cooling systems, chillers, boilers, windows, doors, insulation, air exchange systems, compressors and building controls, among many others.

In 2022, six commercial projects were approved for total financing in excess of $2.9 million, resulting in a total estimated combined utility savings of $192,175 per year.

**Spotlight Project**

**TEAM RECOVERY, LLC**

Team Recovery, LLC, a drug and alcohol treatment center serving the Toledo Region, operates several properties including a recently acquired two-story, 20,464-square-foot commercial property in Sylvania, Ohio. The organization provides treatment services including outpatient therapy, support groups, medical care, case management, family therapy and subsidized sober living services. Team Recovery, LLC utilized the BBNWO program to finance energy-efficient upgrades to the facility including lighting and HVAC systems, and upgrades to the exterior building envelope. It is anticipated these upgrades will result in $13,595 in annual energy savings!
The Port Authority manages/operates 15 properties and facilities located within northwest Ohio. The facilities team oversees ongoing maintenance, cleaning, renovation and safety operations at each facility.

The team also oversees management of the Port Authority’s Capital Improvement Plan (CIP). The five-year CIP focuses on the Port of Toledo, Eugene F. Kranz Toledo Express Airport, Toledo Executive Airport, Dr. Martin Luther King, Jr. Plaza, its downtown Toledo office buildings, Overland Industrial Park, Ironville Terminal, Express Industrial Park, and downtown Toledo parking facilities.
The CIP is updated semiannually, and projects are ranked in order of priority over a five-year duration. The CIP includes either new projects or ongoing maintenance projects within our facilities that have been identified by the team.

- 2022 Completed Projects $10,997,392
- 2022-2023 In-Progress Projects $12,590,250
- Current Five-Year Anticipated Project Total $175,654,193

Here are some examples of recent projects completed in 2022, or that have commenced and are currently underway.

**Spotlight Projects**

**IRONVILLE DUCK CREEK WETLAND IMPROVEMENTS**

The Port Authority and the Ohio Department of Natural Resources (ODNR) are currently working on the Ironville Duck Creek Wetland Improvement project. This project involves the restoration of 12 acres of degraded floodplain wetland, including new upland prairie habitat, the creation of four additional acres of floodplain wetland, and reconfiguration and naturalization of more than 2,200 linear feet of stream channel. The project site is located at the Ironville Terminal at the Port of Toledo and is anticipated to be completed in 2023.

**EUGENE F. KRANZ TOLEDO EXPRESS AIRPORT REHAB OF TAXIWAY D PHASE 2**

The Port Authority completed the rehabilitation of Taxiway D Phase 2 at Eugene F. Kranz Toledo Express Airport, which included pavement rehabilitation of Taxiway D and associated taxiway connectors including crack sealing, pavement mill and overlay, seal coating, and updated pavement markings per Federal Aviation Administration requirements. The project spanned over two construction seasons and was completed in late 2022.

**UPGRADES AT THE GENERAL CARGO DOCK**

The Port Authority has been reconstructing and upgrading the dock wall at the General Cargo Dock, operated by Midwest Terminals of Toledo. To date, approximately 15% of this project has been completed, including design, pavement, rail replacement, new dock fendering, electrical and dredging. This project is being funded through a combination of state and federal grant funds totaling $24 million. The Port Authority has also invested $3.5 million in state funding to purchase a new bulk material conveyor system to benefit the General Cargo Dock operations.
COMMUNITY IMPACT

The 180th Fighter Wing hosted a 5K on the runway at Eugene F. Kranz Toledo Express Airport.

Six FOCUS|2022 luncheons were hosted by the Toledo Regional Chamber of Commerce, in conjunction with the Port Authority and Regional Growth Partnership.

The Port Authority participated in the ribbon-cutting ceremony for Lucas Metropolitan Housing’s new headquarters in downtown Toledo.

Thomas J. Winston, President & CEO, presented at the groundbreaking ceremony for Toledo School for the Arts.
The annual National Train Day Toledo celebration is hosted at the Dr. Martin Luther King, Jr. Plaza, which is owned and operated by the Port Authority.

The Port Authority was proud to support and attend the Toledo Metropolitan Area Council of Governments’ Annual General Assembly.

Craig Teamer, Director of Finance & Special Projects, participated in the groundbreaking ceremony for Quality Time Child Care, Inc.

Thomas J. Winston, President & CEO, participated in the groundbreaking ceremony for NorthPoint Development.

Photo credit: Rebecca Trumbull