

## Section 3: Past Activities

The activities which were undertaken since the last OEDP Annual Report were reviewed and discussed with the CEDS Committee and Working Group. In addition, letters were sent to all cities, villages, townships, and agencies which participated in past OEDPs, as well as other entities that might have interest in this planning process, for their input. The results are summarized within this Section.

In order to fairly evaluate past activities and future priorities, projects were divided into categories similar to those used in past OEDPs. These categories are identified below. Accomplishments since the last OEDP are numerous, and are discussed in the balance of this Section.

- **Community Development**
  - Downtown Toledo
  - Other Downtowns
  - Education and Training
  - Housing
  - Infrastructure
  - Transportation
  - Miscellaneous
  
- **Economic Development**
  - Financing and Business Assistance
  - Retention and Expansion (R&E) Efforts
  - Industrial Parks and Sites
  - Staffing and Leadership
  - Planning
  - Marketing

### Community Development

#### **Downtown Toledo**

- Fifth-Third Field, the new minor league baseball stadium for the Toledo Mud Hens, was built in 2002 and has since been rated the #1 minor league ballpark in America.
  
- St. Clair Village, located between the Warehouse District and Fifth Third Field, has been redeveloped with many new businesses.
  
- The Warehouse District, also near Fifth Third Field, was created to spur redevelopment; and several buildings have been renovated in the St. Clair Street area of downtown Toledo.
  
- Several vacant downtown warehouses were successfully rehabilitated into market-rate housing.



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- The renovated Oliver House in the Warehouse District has added two new businesses, Mutz and Rockwell's, to the existing Maumee Bay Brewery.
- The Toledo Public Library completed a major expansion of its main branch in the downtown, as well as numerous expansions and upgrades to its branches throughout the County.
- Phase 2 of "the Docks" development has been completed with the addition of four restaurants (Gumbo's, Tango's, Real Seafood, and Zia's) to the existing Navy Bistro restaurant, which was constructed in Phase 1.
- The Marina District Project, located on the east side of the Maumee River north of the existing Sports Arena, is currently in the planning phase for redevelopment as a mixed-use complex. Environmental clean up and land assembly have begun for this project, which will redevelop the former Toledo Acme Power plant and other former industrial sites along the Maumee River into market-rate housing and commercial retail uses. A developer has been selected by the City.
- A Special Improvement District (SID) was created in late 2004, which enabled business and property owners to assess themselves for the cost of providing area-wide services for redevelopment in the downtown. The SID should generate \$700,000 annually to help fund public space services, supplemental security, promotions and marketing, office recruitment and retention, residential development, and member services.
- The City's Downtown Employee Incentive Program helped retain Pilkington and the Hylant group to stay downtown preserving over 500 jobs.
- The Valentine Theater was renovated into the Cultural Arts Center, and is home to many events and performances.
- A branch of the Center for Science and Industry (COSI) opened in early 1997 at the vacant Portside Festival Marketplace facility.
- A new Owens Corning World Headquarters was constructed along the Maumee River near the Warehouse District. The City's efforts retained a Fortune 500 company and its 1,000 employees in Downtown Toledo.
- The Central Union Plaza was renovated and became home to TMACOG. This facility currently has office space to lease and several agencies have indicated interest in relocating to the Plaza.
- The Downtown Parking Authority initiated an angle parking pilot program along Superior Street.



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- Several one-way streets in the downtown were converted back to two-way streets to provide better access to local businesses.
- Most of the crosswalks in Downtown were improved with signalized cobblestone or brick walkways, making the areas more pedestrian-oriented.
- The Kreske building at St. Clair and Adams Street was renovated into retail space and currently houses several tenants.

### Other Downtowns

- *Maumee:*
  - Completed a streetscaping project (funded through ISTEA) along Conant Street in Uptowne Maumee. The project included new cobblestone sidewalks with a flagstone border, decorative street lighting, new street trees, planters, and pedestrian crosswalks.
  - Received and implemented a CDBG-Downtown (DT) Revitalization grant to continue the streetscaping, as well as to assist private property owners with facade and building renovations. Side streets off Conant Street were repaved and stamped to resemble brick streets.
  - Completed a new municipal building in the downtown, and is currently constructing a police facility adjacent to it.
  - Received a second CDBG-DT grant to continue public and private improvements in the downtown.
  - Acquired property and demolished buildings in the 100 block of Conant Street (east side), and will recruit a developer to construct new buildings that reflect the character of the Uptowne.
  - Restored and re-opened the historic Maumee Indoor Theater, adding a second screen for additional venues. RLF funds and CDBG discretionary funds were utilized.
  - Acquired a CDBG grant to assist a private business with renovating the old Post Office in the downtown into offices for its design business.
  - Worked with ODOT to construct a new bridge over the Maumee River. The final design included the decorative streetlights used in the Uptowne, flag poles, and a bikepath.
  - Constructed a River Overlook on the east side of Conant Street at the new bridge, and to the existing trail along the River to the west.



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- *Sylvania:*
  - Continued preservation efforts with its Heritage Center. It was expanded to include a museum and more than six buildings with an original log cabin and train station. It is now called Heritage Village.
  - Converted a commercial building into the Maplewood Market Place.
  - Acquired the property and removed an old gas station, automotive repair building, and oil delivery building between the Downtown and Ten Mile Creek to make way for several new office buildings, a hotel, a small park, and parking.
  - Established a Special Improvement District for the immediate Downtown area. (This was later rescinded.)
  - Constructed a new Municipal Court building adjacent to its new Municipal Building.
- *Whitehouse:*
  - Acquired a Transportation Enhancement Program (TEP) grant and improved Providence Street, added decorative street lighting, and improved parking in the downtown.
  - Acquired a CDBG-DT grant and completed a downtown renovation program that included additional streetscaping, parking improvements, private building renovations, and facade upgrades.
  - Constructed a new Municipal Building in the southern part of the downtown, on the site of a dilapidated former school building.
  - Assisted with the paving and lighting of the Wabash Cannonball Hiking/Biking Trail, which traverses the downtown.
  - Participated in negotiations with the Metroparks to acquire ownership of the Nona France Quarry and Blue Creek Conservancy, combining them into the Blue Creek Conservancy Area for future park development.
  - Worked with Lucas County to add the former Toledo Workhouse site to the Blue Creek Conservancy Area.
  - Constructed a community library near the Nona France Quarry.
- *Waterville:*
  - Began a downtown revitalization planning effort with a DART (Downtown Assessment Resource Team) visit from Downtown Ohio, Inc., and is currently awaiting an award of a Tier I Planning Grant.
  - Received a CDBG-Formula grant from Lucas County to acquire a key parcel of land in the downtown. Village forces will demolish an existing building on that property in 2005 with the intent of constructing restrooms and a small park.



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### Education and Training

- An incubator housed at River East was established to assist small business start-up companies.
- The UAW and Chrysler are operating a training facility in Toledo.
- A new Workforce Investment Board of Lucas County (WIBLC) was created to replace the Private Industry Council and other workforce training agencies. It is currently located at The Source, 1301 Monroe Street. Its work program is tailored to address the current and future needs of employers based on the industry clusters discussed in Section 1.
- Owens Community College has completed significant improvements to its campus, adding new buildings and associated course studies, including a Homeland Security Training Center.
- PENTA County Joint Vocational School is in the process of planning major expansions to its campus.
- Lourdes College in Sylvania completed an expansion program.
- The State of Ohio awarded grant funds to Toledo through the School Building Project (approximately \$800,000,000; 77% is financed by the state, and the remainder is financed locally). The project is rebuilding or renovating all Toledo Public Schools, and will take between 10 and 12 years to complete. A collaboration of local architects and engineers was created to address these school building needs.
- Anthony Wayne Schools in Whitehouse completed major improvements including a new administration building, additions to the High School, and improvements at various elementary schools.
- The University of Toledo has increased its on-campus housing through the construction of several dormitory facilities on the southern portion of its campus. Other improvements to the facilities on campus have also been made, and a new signage system is planned.

### Housing

- The City of Toledo continues to implement its CDBG- and HOME-funded housing rehabilitation programs in designated neighborhoods of the City. Lucas County and the City of Oregon also continue to administer CDBG- and HOME-funded housing rehabilitation programs, with the County's program addressing housing needs in the balance of the cities, villages, and all townships. Most programs include emergency home repair grants, private-owner rehabilitation loans, homebuyer assistance programs, and homebuyer assistance with rehabilitation loans.



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- The Commodore Perry Hotel was rehabilitated and converted into residential units. It is at 99% capacity. The Hilcrest Hotel was rehabilitated and converted into residential units. It is at 80% capacity. Other rental subsidized units have also been developed in Downtown Toledo to meet the lower income housing demand, such as Uptown Arts and Cheney Flats.
- Over the past 3 years, 1,000 new units have been built and over 12,000 have been rehabilitated. In 2005 the City of Toledo expects another 300 new residential units to be built, and over 4,000 more to be rehabilitated. Since 2002, 1,000 new units have been added in Toledo, and 12,000 units have been rehabilitated. A Housing Market Study of Downtown was completed in 2004 and identified a demand potential for 293 market rate housing units per year. The City of Toledo has been working with local developers to attract market rate developments.
- The former Lucas County Children Services Board (CSB) property on River Road in Maumee is being developed as a market-rate housing project. Phase 1 of the Starboard Project has been completed, creating numerous residential housing units. Several other market-rate housing projects were constructed in or near downtown Toledo including the McCarthy housing projects, Bartley Lofts, and Washington Village. Additionally, redevelopment of the Toledo Steam Plant into market rate apartments and some market rate condominiums has been announced.
- The Port Authority has provided sound attenuation to 296 homes in the noise impact area of the Burlington Air Express project at the Toledo Express Airport.

### Infrastructure

- Streets, water lines, and sewers north of Capital Commons Drive in Capital Commons Industrial Park were extended, including a connection to Reynolds Road.
- A Regional Water System Study for western Lucas County was completed.
- Infrastructure improvements at North Cross Industrial Park off Suder Avenue, north of Alexis Road, in Toledo were completed. Many companies relocating from the Jeep site located within this Park, which was funded in part by EDA. Only two sites remain available.
- Briarfield Business Park in Monclova Township continues to develop with housing, commercial, retail, and light industrial land uses.
- All infrastructure improvements in Maumee's Arrowhead Park have been completed. Sites are still available for development.



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- A new water tower was constructed in Sylvania Township as part of the Lucas County water system.
- New water lines were installed at the Alexis Road Industrial Area along Stickney Avenue.
- A water main was installed from Hagman Road to I-75 on Benore Rd. to support potential industrial development in Alexis East area.
- The Oregon Water Treatment Plant was expanded.
- Lucas County extended water lines through Monclova Township and northern Waterville Township to address development needs.
- The Village of Whitehouse connected to the Lucas County regional water system.
- \$2.4 million of infrastructure improvements were made to service Triad Business Park, Plats 1 and 2 (consisting of 84 acres) in 2003. This Park is located on Toledo-owned property in Monclova Township and the City of Maumee, and is home to the new Dana facility.
- The Illinois Avenue water tower in Maumee was replaced with a one million gallon tank.
- A \$12 million expansion to the Maumee River Wastewater Treatment Plant was completed in 2004.
- \$5 million worth of sanitary sewers were constructed in Jerusalem Township in 2003 and 2004.
- The Schuller Area pump station in Toledo was replaced in 2004.
- Sanitary sewers were replaced on a stretch of Hill Avenue in 2004.
- Waterlines were constructed on Lose and Keener Roads, Mount Airy Road, Mitchaw and Brint Roads, Old State Line Road, King Road, Eber and LaPlante Roads, Corey Road, Jerusalem and Yondota Roads, and Maumee Western Road in 2003 and 2004.
- The City of Toledo has linked its water sales distribution policy to planning. The City of Toledo has adopted a Smart Growth policy that requires jurisdictions seeking water contracts with the City to have in place comprehensive plans that are based on Smart Growth principles such as farmland preservation, greenspace preservation, compact development, use of existing infrastructure and brownfield revitalization, and in turn has offered revenue sharing incentives regarding water infrastructure expansion into rural areas of Lucas County.



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- The City of Toledo is planning a major sewer separation project that will cost around \$450 million over the next 15 years. Construction of the improvements started in 2005.
- Toledo is planning a major gas re-use project at the landfill that will address some future energy needs.
- Plans are underway to construct a fiber optic connector between UT and MUO, as well as a connector to OCC, as part of the Third Frontier Network.

### Transportation

- The Wabash Cannonball Trail was acquired and designated as a Rails to Trails project. Portions of both the north branch and the south branch have been constructed. Additional extensions are planned.
- An *Expressway Needs Study* was completed for the Toledo, Wood County, and Lucas County area.
- The traffic signal central system throughout Toledo was upgraded. Phase 5 of 7 of the computerization of the system is underway in 2005. Two more phases are planned.
- A *Central Avenue Access Management Plan* and a *Central Avenue Corridor Study* were completed for Sylvania Township.
- The Port Authority, Lucas County, and ODOT have purchased all the land necessary to construct a new interchange at 20A and I-475. TMACOG is working with ODOT on plans for construction within 24-36 months.
- Burlington Air Express is considering expanding the logistics warehouse by an additional 40,000 sq. ft. to accommodate their growing supply chain business in Toledo.
- A “West Toledo Traffic Study” was completed for the area around the new Westfield Shopping Center (formerly Franklin Park Mall). The study included the potential to utilize Tax Increment Financing (TIF) for the Westfield Shopping Center expansion project to finance improvements to the interchange at I-475 and Corey Road.
- Toledo Express Airport has completed major expansions, including:
  - An addition to the terminal;
  - Terminal upgrading including a rental car canopy, flight display information system, HVAC, lighting, drainage, landscaping, roadway reconstruction, and signage; rehabilitation of Runway 7/25;
  - Extension of the south parallel taxiway;





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- Construction of a south parallel taxiway, an air cargo apron (which included wetlands mitigation), and a northwest general aviation apron;
  - Reconstruction of the terminal apron;
  - Acquisition of an ARFF vehicle for rescue operations, fighting fires, and other ground emergencies;
  - Installation of perimeter fencing; and
  - Security upgrades for the terminal.
- Numerous small and large bridge projects were completed, including:
    - The Millard Avenue and Front Street overpasses that service the Port of Toledo and heavy industrial areas in Toledo and Oregon (new bridges);
    - Construction of the alternative Maumee River crossing for I-280 in Toledo is underway. It is called the Veterans' Memorial Skyway (I-280 Maumee River Crossing);
    - Construction of the new Conant Street bridge between Maumee and Perrysburg was completed (bridge replacement);
    - Improvements were made to the Collingwood, Broadway, and Holland Sylvania Bridges;
    - The railroad corridor grade separations for Seaman and Lallendorf Roads have been completed in Oregon (new bridges);
    - Bridge structure #103 on Centennial Road was replaced;
    - The York Street bridge over Otter Creek was replaced;
    - The Tiffin Street railroad overpass was constructed to provide access to the docks and the Port cargo area (new bridge); and
    - The bridge over the Ottawa River on Stickney Avenue in Toledo was replaced.
  - Several new roadways were constructed since the last OEDP Annual Report, including:
    - A new access to I-75 was constructed to service the Jeep project in Toledo.
    - Construction of Phase I of the Buckeye Basin Greenbelt Parkway between I-280 and Cherry Street was completed.
    - The preferred alignment for the "Fort to Port" project (the widening and/or rerouting of US 24 from Fort Wayne, IN to the Port of Toledo) has been determined. The environmental phase of the project has been completed and design is underway.
    - Chrysler Drive was constructed around the new Jeep site.
  - Numerous roadways were upgraded since the last OEDP Update, including:
    - Sylvania Avenue between King and McCord Roads (Sylvania Township);



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- McCord Road between Sylvania Avenue and Brint Road (Sylvania Township);
  - Silica Road between Centennial Road and Sylvania Avenue (Sylvania Township);
  - Heatherdowns Blvd. between Reynolds Road and Perrysburg-Holland Road (Toledo);
  - Airport Highway between I-475 and Holloway Road (widening to 6 lanes - Springfield Township);
  - Central Avenue between I-475 and McCord Road (widening, medians and new signals - Sylvania Township);
  - 1-75, north of the 1-280 split to Michigan (third land added - Toledo & Washington Township);
  - Access management improvements to Airport Highway (SR2) near the Spring Meadows Shopping Center (Springfield Township);
  - Dorr Street from Secor Road to Douglas Road (widening - Toledo);
  - SR 2 between I-280 and North Curtice Road (widen to 5 lanes - Oregon);
  - McCord Road between Angola Road and Hill Avenue (Springfield Township);
  - Ford Street between Anthony Wayne Trail and Illinois Avenue (Maumee);
  - Key Street (Maumee);
  - Monroe Street (streetscaping and infrastructure improvements - Monroe Street Corridor Plan, Phase 1 - Toledo).
- In 2004, Toledo repaved 22 miles of City streets and filled over 59,000 potholes.
  - Existing intersections were upgraded, or new intersections constructed at:
    - Conant Street and Anthony Wayne Trail Intersection (channelization, new signals, and resurfacing - Maumee);
    - SR 2 At Holloway Road (Holland and Springfield Township);
    - Central Avenue at 1-475 (modifications - Sylvania Township);
    - A new interchange at Toledo Express Airport and the Turnpike (Monclova Township);
    - Lucas County and Maumee are in the process of planning a combined interchange modification for the Salisbury Road/Dussel Drive to Maumee-Western Road/Illinois Avenue corridor at 1-475 (Maumee and Monclova Township).
    - The Stickney Avenue corridor interchanges (upgraded - Toledo);



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### Miscellaneous

- The Toledo Zoo continues to make improvements to its facilities.
- The Metroparks has completed several acquisitions, renovations, and expansions to its park system.
- Two new hospitals, St. Anne's in Toledo and Bayshore in Oregon, were constructed.
- Toledo Hospital in Toledo completed a \$200 million expansion; St. Vincent's Hospital also completed an expansion.
- The Olander Park System (TOPS) in Sylvania City and Township has completed several major park improvements and additions.
- Fallen Timbers Battlefield site has been preserved as an historic site in Maumee.
- The Toledo Museum of Art completed a major expansion
- Lucas County Jail was upgraded.
- The Northwest Ohio Correctional Facility was constructed in North Toledo, just north of the Downtown, along the new Buckeye Basin Greenbelt Parkway.
- The Sylvania Senior Center was created through renovation of an existing building at Flower Hospital.
- Waterville constructed a new fire station on Waterville-Monclova Road.
- Toledo replaced the tennis courts at Jermain Park and a basketball court at Winterfield Park, and completed the Highland Park walking path. The City installed playground equipment at 3 other parks, Liberty Park opened as the city's 145<sup>th</sup> park, the former Federal Building was turned into a green space in Promenade Park, and a park from Summit Street to the river will be completed in 2005.
- The Village of Whitehouse and the City of Maumee have both completed new municipal buildings.



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### Economic Development

#### Financing and Business Assistance

- Lucas County and its local political subdivisions updated the “Projects List” as part of the CEDS Update process, which included over 100 projects scheduled for implementation in the area.
- The City of Toledo, the City of Maumee, and Monclova Township developed a new Joint Economic Development Zone (JEDZ) in Monclova Township and worked together to retain Dana Corporation within this area.
- Numerous local companies continue to utilize the State of Ohio Job Creation Tax Credit (JCTC) program for new job creation, along with the other various State tax credit programs, and have been assisted with State, federal, and/or local funds for improvement projects.
- The Toledo Shipyard was expanded in 1991-92 from 650 feet to 800 feet.
- The City of Toledo’s national award winning Small Business Administration’s (SBA) Economic Revitalization Initiative has assisted 34 businesses in opening or expanding to create 344 jobs through an investment of \$900,000 and \$12 million dollars leveraged.
- The Foreign Trade Zone was expanded to cover three sites in the City of Oregon. There are now six tenants in the Oregon FTZ.
- An FTZ for the Buckeye Basin is being pursued, while land ownership issues are being resolved.
- A major U.S. Coking Facility is currently in the planning phase in the Cities of Toledo and Oregon.
- The City of Toledo is working with Daimler Chrysler to develop a second major Jeep project. “Jeep 2,” a \$450 million expansion of the Jeep manufacturing facility, is expected to generate multiple supplier companies locally, for a total investment of about \$2 billion and a retention of 3,900 jobs.
- The new Workforce Investment Board for Lucas County (WIBLC) was created and provides assistance to companies with On-The-Job Training, customized training programs, and recruiting of employees from its new offices at the Source on Monroe Street.
- The Source building was acquired, renovated, and redeveloped as the home for the new Workforce Investment Board of Lucas County. It is located at 1301 Monroe Street, and provides a one stop center for all workforce development needs.



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- The City of Toledo has invested significant effort in identifying, analyzing, and acquiring funds to remediate brownfield sites within the City for re-use as future industrial and/or commercial sites. Over \$10 million of State and federal grant funds have been acquired to date to assist with this effort.
- Westfield Shopping Center at Franklin Park Mall is under new ownership and has completed a major addition and renovation project. Parking structures are being added to accommodate the additional square footage of prime retail space. Over \$113 million is being invested, and over 800 new jobs (both full-time and part-time) are anticipated to be created. The addition is now open and has a number of tenants with only a few vacancies remaining.
- Park West, through Sylvan King Developers, purchased and cleaned up three junkyards at the intersection of King Road and Sylvania Avenue in Sylvania Township. A new Kroger store and retail center were constructed on the south side of Sylvania Avenue, while senior and other housing were constructed on the north side. Lucas County and Sylvania Township established a Community Reinvestment Area (CRA) and Tax Increment Financing (TIF) District to assist with this effort.
- The University of Toledo created the Lake Erie Research Center on Bayshore Road in Oregon.
- The Toledo Area Chamber of Commerce has established a Small Business Development Center (SBDC) that provides technical assistance to start-up companies on business planning, financial planning, access to capital, etc.
- The International Trade Assistance Center (ITAC) is another Toledo Area Chamber of Commerce program that provides technical assistance to small to medium sized companies that are new to exporting.
- The Toledo Area Chamber of Commerce also hosts the Procurement Technical Assistance Center (PTAC) which assists minority, small, and disadvantaged businesses sell goods and services to local, state, and federal agencies.
- The Greenbelt Parkway industrial area was included in a new FTZ, Phase I (roadway improvements) is complete.
- A new JEDZ for the City of Toledo, Monclova Township, Swanton Township and Toledo Express Airport has been completed.
- The Center for Innovative Food Technology (CIFT) has been established as an incubator in Wood County, working through the EISC. The Center promotes small business development in Lucas



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County by providing technical assistance and business start-up advice to new food companies.

- RGP was awarded a Technical Assistance grant from the State of Ohio to launch a Technology and Commercialization program. Working with the universities through an Edison Services contract, the RGP will be assisting technology-based companies with commercialization of their product lines.
- Lucas County Enterprise Zones have successfully assisted the following companies in project funding and/or expansion efforts:
  - Impact Products Inc. 98 & 02
  - Moore Chrome Products Co., Inc.
  - Sylvester Material Co., Inc.
  - The Image Group
  - Mitchell Equipment Corporation
  - Plastic Technologies, Inc.
  - Sponseller Group, Inc.
  - Developers Diversified Reality
  - HoneyBaked Foods, Inc.
  - Grand Aire Express, Inc.
  - Dynamic Dies, Inc.
  - Johnson Controls
  - Builder's Heating Supply Co.
  - Faster, Inc.
  - JAC Products, Inc.
  - Metokote Corporation
  - Schuller International
  - Allshred Services
  - G.L. Heller Company Inc.
  - Air Liquide / Sunoco
  - B.P. Oil Company Phase I & II
  - B.P. Products
  - Citgo Petroleum Corporation
  - Reiter Automotive
  - BOC Americas (PGS), Inc.
  - Oregon Holdings I, II, III, IV
- City of Maumee Enterprise Zones have successfully assisted the following companies in project funding and/or expansion efforts:
  - The Anderson's 3/99 & 9/99
  - Dana Corporation
  - Metal Forming & Coining Corp.
  - Stoneco, Inc.
  - Sun Chemical Corporation
  - U.S. Coexcell, Inc. (US Container)
  - United Parcel Service



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- Various Tax Increment Financing (TIF) efforts in Lucas County have successfully assisted the following companies in project funding and/or expansion efforts:
  - Harmon Sign
  - Hijoka Ltd.
  - Impact Products, Inc.
  - Lower / Canberra Corporation
  - Luma Electric Equipment Co.
  - Witzel Properties, Ltd.
- Lucas County Revolving Loan Fund has successfully assisted the following companies in project funding and/or expansion efforts:
  - Dyno Dave Motor Sports
  - Seagate Plastics
  - The Gathering Place
  - Duvall Woodworking

### **Retention and Expansion (R&E) Efforts**

- A Retention and Expansion (R&E) Program was initiated and implemented for manufacturing and manufacturing-related businesses in Lucas County. Most communities in the County undertake marketing visits with their businesses on an annual basis. The RGP and the City of Toledo conduct 1,000 R&E visits per year.
- The City of Toledo and the University of Toledo initiated a capacity-building program to assist minority firms with business development and financial assistance to qualify them for Toledo's major construction projects in northwest Ohio.
- A Joint Economic Development Zone (JEDZ) created as a collaboration between the Cities of Toledo and Maumee, and Lucas County assisted Dana Corporation with the development of a new facility in Monclova Township.
- The City of Toledo has successfully retained and helped the following companies in expansion efforts:
  - Jeep (second major expansion)
  - Hylant
  - Pilkington
  - Libbey Glass
  - Teledyne
  - Fifth Third Bank
  - Toledo Tool & Die
  - Owens Corning
  - Promedica
  - Metzger's Printing
  - Art Iron
  - Crown Cork and Seal
  - Tee Tops of Toledo
  - Great Lakes Maritime Offices



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- JJ Supply
  - Mercy Health Partners
  - Miracle Mile Dialysis
  - National Nephrology Center
  - Oracle Packaging
  - Plaza Care Nursing Home
  - Catholic Diocese of Toledo
  - Ronfeldt Associates
  - Stanford thal
  - Midwest Micro Devices
- The City of Maumee has retained and/or assisted the following companies with expansion efforts:
    - Kuhlman Corporation
    - Toltest, Inc.
    - Aktion Associates
    - Therma Tru Corp
    - Hammill Manufacturing Co.
    - Mechanical Design Associates/Morgan Mechanical Services
    - Lathrop Corp.
    - Gilmore, Jaison & Mahler, Ltd.
    - Alliance One
    - CB Richard Ellis
    - Celaris Group / Picton Cavanugh
    - Centaur Associates, Inc.
    - Hickory Farms
    - Root Learning
    - United Collection Bureau
    - Thread, Inc.
    - Bayer, Papay & Steiner, co LPA
    - Lean Trak
    - Amerihost
    - Delp Co.
    - Pro-Pak Industries
  - The City of Oregon has successfully retained and helped the following companies in expansion efforts:
    - Frecineus
    - Spartan Logistics
    - Holliday Inn Express
  - The City of Sylvania has successfully retained and helped the following companies in expansion efforts:
    - Cooper and Walinski
    - Wingate Hotel
  - Sylvania Township has successfully retained and helped the following companies in expansion efforts:
    - Stansley Group
    - Impact Products





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- Lucas County helped to renovate the old Spencer High School in Spencer Township into a children's services facility called the House of Emmanuel. This facility provides room and board for troubled youth, as well as educational services. The goal is to become a top-rated residential treatment facility in the State of Ohio, by impacting the lives of youth, enhancing family structure, and adding to the community. It focuses on crisis prevention and intervention for children that are not currently adjudicated. CDBG and County funds have been used to renovate the building and finance the operations.

### **Industrial Parks and Sites**

- The City of Toledo is implementing a plan for the Alexis/Hagman Industrial Corridor. The City is in the process of gaining site control, and has identified and prioritized a number of infrastructure improvements that are needed.
- The Village of Whitehouse has identified several areas within the community for future light industrial and office park development, including a west expansion of Anthony Wayne Industrial Park, the Sullivan property east of RexAm, an extension of Logan Street to the east, the Wise Farm and Whitehouse Square on the south side of SR 64, and sites adjacent to the proposed US 24 Bypass.
- The Village of Waterville has identified sites west of Farnsworth Industrial Park for future light industrial and office development.
- MUO has developed a Technology Park at its campus on Arlington/Glendale Avenue. It continues to recruit prospective tenants to the Park. Upgrades of infrastructure on the Arlington Street side of the complex were completed, as the cost of about \$500,000.
- North Cross Industrial Park was completed, with the assistance of an EDA grant, and is currently home to numerous companies, most of which were relocated from the Jeep site. Only two sites remain available.
- Triad Business Park has been developed with the cooperation of Monclova Township, the City of Maumee, the City of Toledo and Lucas County. It is located within the Maumee, Monclova, and Toledo JEDZ.
- The University of Toledo is in the process of developing an Alternative Energy Incubator.
- Phase 1 of the University of Toledo's Science and Technology Corridor is underway, including discussions about obtaining the CSX right-of-way for a transportation facility.



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- The University of Toledo's International Business Institute and Bowling Green State University's Canadian Studies program are actively pursuing federal education funding. (???)
- The Port Authority has acquired 47 homes in the noise impact area of Toledo Express Airport, as well as Swanton School and several tracts of land around the Airport as a result of the BAX project. Approximately 350 acres has been re-zoned to M1 to accommodate warehouse and cargo-related development. The Port Authority is currently working with several developers in negotiating development on this property related to warehousing and logistics.

### Staffing/Leadership

- The Northwestern Ohio Regional Economic Development group (NORED), which corresponds to Region 2 of the Governor's Economic Development Regions and includes ED directors from all counties and major cities in the region, contracted with the Regional Growth Partnership for administration of its organization.
- Lucas County and the City of Toledo are in the process of combining their economic development staffs into one location, and will likely operate under the auspices of the Lucas County Improvement Corporation (LCIC).
- The LCIC is in the process of updating its financing brochure, which includes information on all federal, State, and local economic development financing programs. Each community in Lucas County has its programs outlined in this brochure.
- The Regional Growth Partnership has decided to become a privately-funded organization. With a goal of raising \$10 million or more, it has current commitments for about \$7 million (Spring 2005).
- The Toledo Design Center was established to assist local developers with design issues, specifically as related to redevelopment projects within the City of Toledo.
- The University of Toledo established the Inter-modal Transportation Institute to promote Northwest Ohio transportation clusters.
- ED Practitioners in the Lucas County area meet regularly to assure that activities are coordinated.

### Planning

- Lucas County completed a regional water system feasibility study.
- The *Sylvania Township Central Avenue Corridor Plan* was completed in 2004; and the *Central Avenue Access Management Study* was completed earlier in 2004.



## Section 3: Past Activities

- Comprehensive or Land Use Plans were completed by Springfield Township (2004), Monclova Township (1998), Sylvania Township (2001); Harding Township, Waterville Township (2001), Richfield Township/Village of Berkey (1998), Providence Township (2004), the Village of Waterville (2000), the Village of Whitehouse (2005), and the City of Toledo (2000).
- Sylvania Township, Monclova Township, Swanton Township, and the City of Oregon are in the process of updating their land use plans.
- The City of Toledo, and Richfield, Springfield, and Waterville Townships have recently completed updates of their zoning ordinances. The City of Maumee is completing an update of its zoning code at this time.
- Planning for a Science and Technology Corridor is currently underway by the University of Toledo.
- Planning has been completed for an Agricultural Research Services Research Building at the University of Toledo campus.
- The “New Schools, New Neighborhoods” initiative was developed to coordinate work among school boards and Community Development Corporations at the neighborhood levels.
- The City of Toledo has received a U.S. EPA grant (2004) as 1 of 5 “Smart Growth in Brownfield Communities” for brownfield redevelopment efforts. Currently, this funding is being used to develop Smart Growth Ranking Criteria for community revitalization efforts surrounding targeted neighborhoods that are rebuilding schools (New Schools/ New Neighborhoods).
- Planning is underway for Berkey and Richfield Township water connection to the City of Toledo.
- Phase I of an *Expressway Needs Study* has been completed. The Study divides the expressways into corridors for additional study. Phase I identified the problems, while Phase II will identify solutions for each corridor.
- In cooperation with TMACOG and the private sector, a joint City, Township, and County feasibility study for a new interchange along 1-475 in the Sylvania area was completed.
- TMACOG’s 2035 long-range plan is currently being updated.
- The City of Toledo completed an Arts Plan identifying public art for gateways into the City.



## Section 3: Past Activities

- The City of Toledo issued a Notice of Funding Availability (NOFA), combining federal and local funds to create transformative, large-scale residential/retail projects within the City.
- The original Land Use (Environs) Study was completed by Leigh Fisher & Associates. A master plan update is currently underway at Toledo Express Airport, which will address land use immediately adjacent to the Airport. Reynolds, Smith & Hills, Inc. is the Port Authority's consultant on the Master Plan Update project, which is anticipated to be completed by 3<sup>rd</sup> quarter 2006.
- The City of Toledo has linked its water sales distribution policy to planning. The City of Toledo has adopted a Smart Growth policy that requires jurisdictions seeking water contracts with the City to have in place comprehensive plans that are based on Smart Growth principles such as farmland preservation, greenspace preservation, compact development, use of existing infrastructure and brownfield revitalization.
- The University of Toledo has recently completed a *Master Facilities Plan* for its Bancroft Campus, and is still working towards the completion of its comprehensive signage plan at the main campus.
- The Toledo Plan Commission has recently completed an *Industrial Site Land Assembly Study* that inventories and assesses all vacant industrial sites within the City of Toledo. These sites are now part of the brownfields initiatives.
- The University of Toledo Urban Affairs Center and the Bowling Green State University Center for Regional Development in partnership with the Toledo Port Authority, The Regional Growth Partnership, the City of Toledo, and Lucas County have developed an industry cluster based economic development strategy that seeks to strategically diversify our local economic base and is built upon our strengths and emerging opportunities. Strategic plans are being developed for the currently targeted clusters. The program is partially funded by the State of Ohio.
- The WIBLC has undertaken an Occupational Analysis of the Economic Development Clusters to achieve several objectives:
  - To better understand the occupations and skill sets that will be required in the future to sustain and grow the workforce in Lucas County.
  - To assist the WIBLC, with help from the cluster leadership, in identifying the core competencies required and career paths available in these occupational areas.
  - To enable the WIBLC to prioritize career ladders that can be recommended to job-seeking clients of the one-stop system and the community at large.
  - To enable the WIBLC to prioritize the skill and occupation areas in which it will focus its training funds.



## Section 3: Past Activities

### Marketing

- The Lucas County Improvement Corporation (LCIC) is in the process of updating its financing brochure, which includes information on all federal, State, and local economic development financing programs. Each community in Lucas County has its programs outlined in this brochure.
- The Port Authority is currently working with Burlington Air Express, the University of Toledo Inter-modal Transportation Institute, and a cargo consultant to determine international freight flows and international cargo opportunities to and from Toledo Express Airport. An extensive targeting effort to capitalize on the air cargo transportation capabilities of the Burlington Air Express continues.
- A Toledo Sister Cities International process continues to be active in increasing economic ties and marketing with sister cities in Europe and Asia.
- The Regional Growth Partnership and NORED continue to extensively market the entire northwest Ohio region.
- Zimmerman/ Volk Associates completed a Downtown Toledo Housing Study which evaluated housing demand in the downtown. It states that occupancy rates in downtown Toledo are at 90-95% and that there is demand for 300 housing units per year for the next five years. The Commodore is at 99% occupancy and the Hillcrest is at 80%.
- The Toledo Area Convention and Visitors Bureau continues to promote the area for tourism activities.

