

Port authority to provide financing for medical building in Maumee

9/24/2020

BY DAVID PATCH / THE BLADE

•



Toledo Clinic chief administrator Mike D'Eramo.

THE BLADE/REBECCA BENSON

[Buy This Image](#)

The Toledo-Lucas County Port Authority will provide up to \$25 million in bond financing for a new medical building planned for the Side Cut Crossings development near where a ProMedica free-standing emergency room already is being built.

Separately, the agency's board of directors approved use of \$1.7 million from port authority reserves for site improvements to support a tentative lease agreement with an unidentified cargo-handling company to occupy part of the former BAX Global complex at Eugene F. Kranz Toledo Express Airport.

The 65,424-square foot medical building to be built by TC Maumee 1 LLC will primarily be occupied by the Toledo Clinic, but also will house a Karmanos Cancer Center branch occupying 10,748 square feet of its space, according to a staff report reviewed Thursday by the port authority's board of directors before its vote.

Mike D'Eramo, the Toledo Clinic's chief administrator, said the \$30 million building will quadruple the size of its cancer-center operations now housed in a different building nearby and add radiology and women's imaging services not currently offered.

Toledo Clinic had previously expected to break ground on the facility earlier this year, Mr. D'Eramo said, but held off pending the outcome of the sale of nearby St. Luke's Hospital, with which Toledo Clinic has had a long-standing partnership.

"We were making sure we had a good working relationship with whoever the new owner of St. Luke's would be," he said.

St. Luke's acquisition by Michigan-based McLaren Health cements that relationship, he said, and McLaren also owns Karmanos.

Groundbreaking is now planned for November, Mr. D'Eramo said, with opening scheduled for January, 2022. Along with transfers from Toledo Clinic's existing cancer facility, the new building should generate about 150 new jobs, he said.

Toledo Clinic controls about 22 acres of the 58-acre Side Cut Crossings site, Mr. D'Eramo added, and additional development is in the conceptual stage for what will remain after this building occupies about 8.57 acres of it.

The bond issue passed without dissent, although three port directors — William Carroll, Robin Whitney, and chairman Sharon Speyer — abstained from the vote because of potential conflicts of interest.

The work at 2 Air Cargo Parkway is to include pavement replacement, reconfiguring gates and fences, and adding more truck docks to the 64,509-square-foot building, whose most recent long-term tenant, Johnson Controls, vacated it last year.

The new tenant is expected to begin operations there next spring, which means many of the site improvements have to be made before winter, according to the staff report for that agenda item.

No details were available about how many people the unidentified "third-party logistics company" expects to employ there, but Ms. Kemler said the port authority expects a daily cargo flight to operate to the facility at the beginning, with more flights possible later on.

In other business, the port board approved the sale of two land parcels at the Port Alexis site off Laskey Road in northwest Toledo to Industrial Realty Group for a combined \$1.06 million.

A 29.8-acre plot now leased and partially occupied by Teledyne — with another portion leased to Hometown Foods — will be sold for \$450,000, the same price at which Teledyne could now buy the property from the port authority.

The rest, 40.5 wooded acres north of the Teledyne site, is to be sold for its appraised value.

The port authority acquired both properties in 1988 from the federal government, which had developed what became the Teledyne building as a defense plant during World War II.

IRG "has committed to supporting Teledyne to allow successful operation, job retention, and job creation," according to the port authority, but also has developed a site plan for a multitenant complex of two or three buildings with more than 750,000 square feet of space.