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April 9, 2019

FOR IMMEDIATE RELEASE

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**Lucas County Announces New Development for SeaGate
Convention Centre and the Opening of New Hyatt Brand Hotel**
Dual-Branded Hyatt Place and Hyatt House to Occupy Former Hotel Building

TOLEDO, OH.— The Lucas County Commissioners are excited to announce the construction of a dedicated ballroom that will be attached to the SeaGate Convention Centre and the redevelopment and operation of a nearly 200-room hotel that will carry the dual brands of Hyatt Place and Hyatt House to be located in the vacant hotel building adjacent to the convention center.

As part of the project, the SeaGate Convention Centre will be expanded with a 16,000 square-foot new ballroom that will increase capacity and meeting space of the current facility. The ballroom will be built on county-owned land in the motor court on Summit Street, between the former Seagate Hotel and the Park Inn Hotel, directly across from Fort Industry Square.

Also, the former SeaGate Hotel, which closed in 2009, will be fully renovated and will open in 2021 as a dual-branded 128-room Hyatt Place and 68-room Hyatt House, which is an extended-stay hotel. It will be operated by First Hospital Group, Inc. (FHG) and will serve as the dedicated lodging to the convention center. Located in the heart of Downtown Toledo, the 19-story hotel is within walking distance of many cultural and entertainment attractions, including Promenade Park, Huntington Center, Fifth Third Field, Hensville, and Imagination Station and will offer stunning views of the Maumee River and all of downtown.

Both projects will expand on the versatility of the SeaGate Convention Centre and significantly enhance the Lucas County Convention and Visitors Bureau's ability to attract events and visitors to the region and will advance SeaGate to be on equal footing with facilities in other Midwest cities to compete for national conventions and other group-friendly events.

“We believe the new Hyatt Place and Hyatt House – the first ever double brand hotel in the region – and the expanded and renovated SeaGate Convention Centre will help position Downtown Toledo as a destination where commerce, culture, and entertainment intersect,” said **Commissioner Pete Gerken**.

“A vibrant downtown is vital to a community’s overall economic success and the new hotel and expanded, renovated SeaGate Convention Center will play a key role in bringing more visitors to Lucas County to enjoy the many amenities we have to offer,” **Commissioner Gerken** added.

“The county’s investments, including Fifth Third Field, the Huntington Center, and Hensville, have been catalysts in the transformation of Downtown Toledo into an exciting entertainment and tourism center,” said **Commissioner Tina Skeldon Wozniak**. “The investment into the hotel and the convention center is critical to supporting the growing tourism of Lucas County. Adding these additional hotel rooms and the dedicated ballroom for the convention center will make Lucas County more attractive to convention visitors and vacationers as well as people who are visiting the county for business.”

Commissioner Gary Byers added: “This project is another example of the many ways Lucas County works with partners to stimulate economic development and improve the quality of life for the community. This project is going to take a key corner in Downtown Toledo from being an eyesore to a beautiful 200-room hotel. This project means significant job-creation in both the construction and operation phases. This project wouldn’t be possible without our partners in the private and public communities.”

The Lucas County Commissioners purchased the former Hotel Seagate in 2014 in the best interests of the community to assure that a vacant eyesore in a key location of Downtown Toledo would return to productive use and build on the success of Huntington Center, Fifth Third Field, Hensville, and the then- recently announced plans to relocate ProMedica headquarters in the Steam Plant building.

Following the Commissioners’ decision to buy the hotel, the 2016 masterplan developed by the 22nd Century Committee projected the need for an additional 800 downtown hotel rooms to accommodate the growing demand of overnight guests for business travel, leisure and tourism, and attending conventions and events at the SeaGate Convention Centre.

The Renaissance Hotel, owned and managed by First Hospitality Group, Inc. reopened in 2017 after undergoing a multi-million renovation, adding 240 rooms to support overnight visitors and bring the total number of rooms in Downtown Toledo to 535 rooms. However, demand for overnight lodging continues to grow in the wake of the downtown renaissance and the redeveloped dual-brand hotel at the convention center is ideally located to host business, leisure, and convention guests.

The Lucas County Commissioners initially intended to demolish the former Hotel Seagate to clear the property for development. However, developers approached the Commissioners in the early phases of demolition asking that the work be halted because having the structure made the redevelopment more financially viable.

First Hospital Group will redevelop and operate the new 200 room hotel. By combining nightly rooms and extended stay rooms, the hotel will better be able to serve varied downtown overnight guests, including business, leisure, and convention travelers. The hotel will also feature a restaurant and outdoor patio area on the ground level to integrate it into the revitalized city center.

The improvements to the SeaGate Centre will enhance tourism traffic in Greater Toledo by attracting additional convention business to Downtown Toledo, increasing annual average attendees to 200,000 visitors, an increase of 60 percent. Additional convention traffic will bolster an already growing tourism economy in Lucas County and Greater Toledo, for which annual visitor-related sales have recently topped \$1.3 billion.

The improvements to the SeaGate Centre, the addition of a dedicated ballroom, and the additional 200 hotel rooms will double the economic impact of visitor spending to \$50 million annually. Also, a projected 250 jobs will be added, for a total of 530 permanent jobs related to convention activity.

The Seagate Centre is funded through a combination of revenue generated through operations and Lucas County assistance. Supporting the tourism industry in our region through an improved SeaGate Convention Centre makes economic sense as the industry contributes over \$1 billion in annual sales in the regional economy. Estimates indicate that the 20 year net present value of economic activity related to the SeaGate Convention Centre and the dedicated ballroom addition will jump from \$400 million to \$800 million, doubling what is generated currently. Investment in the SeaGate Centre is in the best interest of job seekers and business, not only in Lucas County but throughout Ohio.

The multi-million dollar renovation of the adjacent former Hotel Seagate further strengthens the confidence that the usage of the facility will expand. This increased traffic will not only lead to additional direct operational revenue, but additional commerce and lodging at the newly renovated hotel. An estimated \$83,000 in sales tax and \$175,000 in hotel taxes were collected by Lucas County each year between 2011 and 2015 as a result of convention traffic. In total, Lucas County collected roughly \$258,000 annually in taxes as a result of convention activity during this period. The improvements will lead to an anticipated \$480,000 in Lucas County sales and hotel tax collections.

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