



VIA HAND DELIVERY

June 6, 2018

The Most Reverend Daniel E. Thomas
Office of the Bishop, Roman Catholic Diocese of Toledo in America
1933 Spielbusch Avenue
Toledo, OH 43604

Re: Proposal to cease demolition and transfer ownership of St. Anthony's

Dear Bishop Thomas:

On behalf of Congresswoman Kaptur and Mayor Kapszukiewicz, we are deeply grateful that you, along with Monsignor Kubacki and Father Hoyles, took the time to meet with us yesterday to discuss the future of the St. Anthony's church building. It is most unfortunate that it took so long, even after repeated requests, for such a meeting to occur, but we nevertheless remain glad to have had the opportunity to discuss this matter with you personally.

Because the Lucas County Land Bank is uniquely suited to own and support the redevelopment of vacant properties like the subject building, Congresswoman Kaptur and Mayor Kapszukiewicz have asked that I respond to your proposal directly.

At Tuesday's meeting, you acknowledged for the first time that the Diocese would reconsider its decision to demolish St. Anthony's Church – a change of heart applauded by all who have stood up over the last weeks and months to preserve this building. We look forward to working with you and Diocese representatives to see your new direction carried out successfully.

Along with that decision, you requested that the City of Toledo pay \$285,000 to the Napoleon-based demolition company for the loss of work associated with your decision to terminate the demolition contract. In addition, you requested that Congresswoman Kaptur *personally* pay \$70,000 to the demolition company based on her statement that she would pay to remove the fencing and equipment and move it back to western Ohio. Finally, if the taxpayers of the City of Toledo and Congresswoman Kaptur paid \$355,000, you would donate the deteriorating building to a public entity but without any funds to support its ongoing maintenance.

You asked for a response in 48 hours, but given the nature of the offer, we are ready to respond more quickly. Sadly, your offer is one that no reasonable party could accept.

Our first and most primary concern is the current condition of the building. Because you have said that the building is now under the control of the demolition company you hired, it will be very difficult for us to coordinate a comprehensive assessment before the 48 hours you afforded passes – even assuming such an inspection can tell us anything meaningful in less than two business days.

Further, we know the Diocese has set aside a significant sum of money in order to pay for the demolition work at the building. During the meeting, we asked you to share the contract sum, and

although you had numbers readily available for the amounts you expected the City of Toledo and Congresswoman Kaptur to pay, you could not tell us the total amount of the contract.

Although we still seek that answer, my assessment of the project suggests that the contract sum is likely \$700,000 - \$900,000. Even if the Diocese must pay certain expenses to the contractor related to already incurred costs and expected profits in order to terminate your agreement, the Diocese may save possibly \$500,000 - \$700,000 by stopping the demolition work. Given the financial pressures you asserted the Diocese and its faithful are facing, that amount of savings is real.

During our meeting, I humbly outlined the Lucas County Land Bank's offer to the Diocese to hold and preserve the St. Anthony's church building. Because we believe it is the only viable offer to achieve our mutual goals for this building, I will outline it here again:

1. We ask for a mere 15 business days, not 48 hours, to marshal tradesmen & architects & engineers to inspect the current condition of this 20,000 square foot building, both the exterior and the interior. If the building has deteriorated to the point where demolition is the only economically feasible option, the Land Bank will not stand in the way of that work.
2. If the building is structurally viable, however, we ask that the Diocese donate the property to the Land Bank, a tax-exempt organization, along with some portion of the funds you would have used to demolish the building – likely no less than \$300,000 – in order to support a maintenance and preservation strategy. As you have acknowledged, preserving the vacant church building has cost you hundreds of thousands of dollars over the years and funds to continue those “mothballing” investments must be made available for any property donation to be acceptable to the Land Bank.

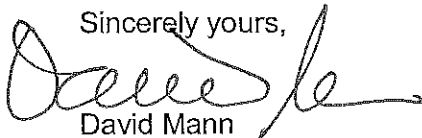
We believe that this plan avoids a complex and potentially dangerous demolition effort and could save the Diocese hundreds of thousands of dollars – even with a meaningful financial contribution toward the preservation of the building under the new stewardship of the Land Bank.

Demolition of this building is surely a choice, not a necessity. But if demolition is to be stopped, the taxpayers of Toledo and others cannot bear the burden of that change. It is unlikely any organization could accept a building that is very expensive to own without at least some of the money that is already dedicated to demolishing it. Our proposal would insure a cost savings to the Diocese and its faithful.

We acknowledge that should the Diocese work with us to carry-out our offer, it will be the community's responsibility going forward to develop a reuse plan, raise funds for the implementation of that plan, and support the ongoing revitalization of the Junction neighborhood and the good work of the Padua Center.

The Lucas County Land Bank is ready and willing to be your partner, to take responsibility for this historic asset, and to help it have a new future in the Junction neighborhood on the terms outlined above. Because time is critical here, we ask for your response as soon as possible so that we can take the next important steps in this plan of action.

Sincerely yours,



David Mann
President & CEO