



LUCAS COUNTY
Land Bank

Redeveloping St. Anthony's





St. Anthony's History

- Built originally for Toledo's Polish Catholics
- A Gothic-style church with 250 foot steeple
- Opened in 1894 - 130 years ago
- Cost \$95,000 - about **\$3,500,000** in 2024
- Closed as a parish in 2005
- Former rectory now home to Padua Center

THE BLADE

Winner of the
Pulitzer Prize
for Investigative
Reporting

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UPDATES AT toledoBlade.com

FINAL

St. Anthony Church due to be razed in next year

Structure vacant
more than decade

By **NICKI GORNY**
BLADE STAFF WRITER

St. Anthony Catholic Church, which has stood vacant at Nebraska and Junction avenues for more than a decade, is set to be demolished next year, with the property then to be donated to a neighborhood outreach center.

The landmark church, whose towering steeple dominated the skyline along Nebraska for

The Diocese of Toledo's announcement in 2017 sets off a firestorm of concern from Junction residents and community leaders at the loss of this building



2018

**"I believe a repurposed
St. Anthony's structure
can play a role in
revitalizing Toledo."**

Congresswoman Marcy Kaptur

The Land Bank's Initial Stewardship



The Diocese donates the building in 2018 with certain restrictions



We invest \$350,000 in the building and steeple to keep it safe

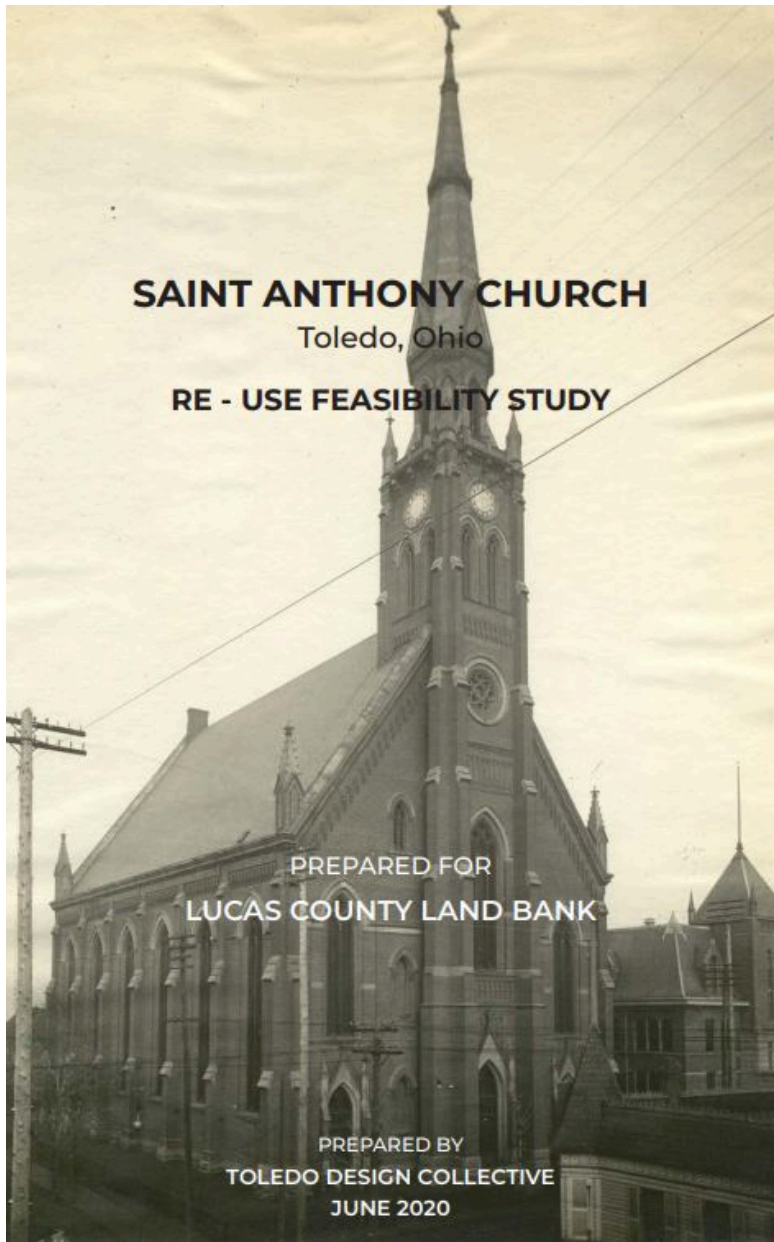


We commit to listening to residents and studying feasible redevelopment strategies

Resident Listening Sessions

- A focal point for community identity
- A gathering place
- For youth recreation, health, education, and skills
- A focus on safety, sustainable ownership, and leadership from the neighborhood





The Building

- 6 stories, but only 1.2 stories of people space
 - Structure can only support its current loads
 - Built without plumbing and bathrooms
-

The Opportunities

- Adapts best as a multi-purpose space
- Recreational and assembly uses work well
- A symbol for the neighborhood's future

Our Redevelopment Plan



Design & build a multi-purpose recreational space with local union labor



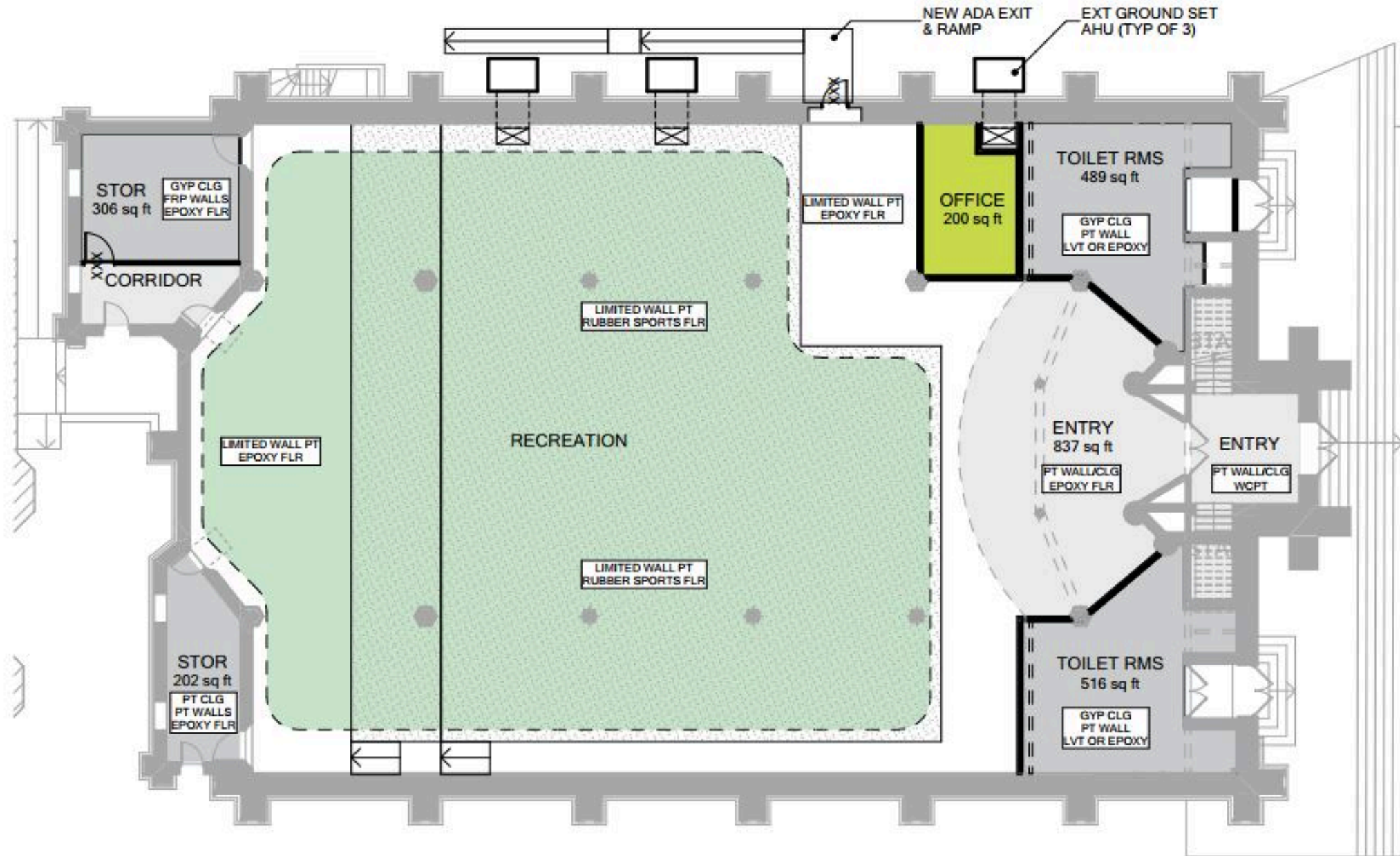
Build an adjacent parking lot with a photovoltaic solar canopy



Partner with the City of Toledo and neighborhood stakeholders to operate the building once it reopens



SITE PLAN - NEW



FIRST FLOOR

SCALE: 1/16" = 1'-0"

MULTI-PURPOSE / RECREATION

Funds Secured to Date



\$4,000,000

HUD Community Project Funding
Renovation and Revitalization



\$40,000

Ohio Brownfield Remediation Grant
Asbestos Abatement



~\$90,000 - \$150,000

Inflation Reduction Act
Solar Tax Credits

St. Anthony's Revitalization				
Multi-Purpose Recreational Space - Renovated & Ready				
USES			SOURCES	
Building Stabilization	\$	300,000	Lucas County Land Bank	\$ 275,150
Hard Construction Costs	\$	4,529,781	Toledo-Lucas Co Port Authority	\$ 25,000
Building Modernization, Parking	\$	3,729,973	HUD Community Funding Grant	\$ 4,000,000
Solar Power Generation	\$	247,179	Brownfield Remediation Grant	\$ 40,000
Inflation (5%)	\$	196,094	Solar Tax Credit (40%)	\$ 98,982
Contingency (9%)	\$	356,535	NLBN Engagement Grant	\$ 15,000
Soft Costs (22% of Hard Costs)	\$	996,552	Committed Sources	\$ 4,454,132
Furniture, Fixtures, Equipment	\$	372,997		
Community Engagement	\$	25,000	City of Toledo	\$ 910,099
Operations Planning	\$	50,000	Lucas County Commissioners	\$ 910,099
Total Uses	\$	6,274,330	Total Sources	\$ 6,274,330

Realizing the Vision

- By Dec '24 - Finalize Project Sources
- By Mar '25 - Complete Design Drawings
- By May '25 - Begin Construction
- By July '26 - Doors Open!!
- **Throughout - Engage with Residents**

