

Date: April 15, 2022

To: Mayor Wade Kapszukiewicz  
Councilman Matt Cherry, City Council President

From: Mott Branch Library Building Review Committee

RE: Disposition of the Mott Library Building (1085 Dorr Street)

The Mott Branch Library Building Review Committee (the "Committee") is extremely grateful to have the opportunity to serve the city administration, the citizens of this community and most importantly the citizens directly affected by the decisions made by this Committee and the City of Toledo.

The charge to the Committee was the responsibility from the City to determine the best long-term use of the facility located at 1085 Dorr Street. Convened in the Spring of 2021, with the purpose of reviewing the request for proposal (RFP) created by the City of Toledo and making a recommendation for the best use of the building (old Mott Branch Library).

The Committee, comprised of members of the community, met numerous times to accomplish their task and had as its primary focus the best and highest use of the building being guided by three principles:

1. The greatest impact on the residents residing the community in and around the building
2. The long-term financial sustainability of the project, programs and activities taking place in and through the building
3. An understanding of the historical implications of both the building and the neighborhood, coupled with a desire to maintain that legacy in service

After a period of several months, the Committee was presented with three proposals in response to the RFP. Utilizing the criteria identified in the RFP (provided by the City Administration) and the principles outlined above, the Committee reached a decision upon which there was unanimous agreement. The recommendation is listed below:

- Recommend the purchase of the Mott Branch Building (1085 Dorr St.) by Compassion Health. We further strongly encourage a partnership be developed between Compassion Health and Fleming Communications (WJUC) to operate their radio station operations out of the same building.

During deliberations the Committee disclosed any conflict of interest or related party transactions/connections existing between themselves and the entities submitting proposals.

After the completion of this process, several "new" pieces of information have come to light:

- Commissioner Spang had/has a direct relationship with Compassion Health, having served on the board of the organization in the past. This information was not made known to the Committee. Having this information may have cast the ensuing discussion in a different light.
- Several entities made inquiries about the Mott Branch Building in previous communications before the Committee was formed. These entities were informed the building would need to be

purchased at a price close to fair market value. The Committee is unsure the impact this had on RFP submissions.

- The Committee also learned through the vetting process, Compassion Health was told early on they could purchase the building for \$1.
- There were plans being undertaken by a private business developer to bring online, housing units with health services to be provided from that same location. The proposed site is less than one-half mile from the Mott Branch Building. The Committee was not made aware of this information during their deliberation and review process.

In summary, while the Committee believes it made the best decision with the information provided, based on this new information, it appears the process was compromised.

It is now this Committee's belief they were limited in the ability to make the best decision for the good of the community and its residents. The Committee believes immediate action should be taken by the City Administration and City Council to address the information outlined above through the following steps:

- A new process should be undertaken to identify the best and highest use of the building. This new process should be free from bias (as much as humanly possible) and should take place as soon as possible.
- Residents should have the opportunity to engage in the process.
- The historical inferences and references should be paramount and reflective in the final disposition of the Mott Branch Library Building.

We, the Committee, stand firmly upon our integrity and reputation within our community, this being the basis for discharging our duty and in turn, voicing our collective concerns.

We are grateful for the opportunity to have served on this Committee and look forward to seeing the outcome that best aligns with our initial principles, the community need and the community's future growth at the conclusion of this new process.

The Committee members are listed below:

- Mrs. Shantae Brownlee
- Mr. Roy Hodge
- Rev. John C. Jones
- Mr. Robert Smith
- Ms. Vanice Williams