



Legislation Details (With Text)

File #: O-117-22 **Version:** 1 **Name:**
Type: Ordinance **Status:** Approved
File created: 3/1/2022 **In control:** Economic Development Department
On agenda: 3/15/2022 **Final action:** 3/15/2022
Title: Authorizing the Mayor to enter, execute and deliver a Real Estate Purchase Agreement and other needed instruments for the sale and conveyance of 1055 Dorr Street to Compassion Health Toledo; authorizing the deposit of net sale proceeds; making certain findings with respect thereto; and declaring an emergency.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A

Date	Ver.	Action By	Action	Result
3/15/2022	1	City Council	Suspension	Pass
3/15/2022	1	City Council	Emergency	Pass
3/15/2022	1	City Council	Passage	Pass

Sale of Former Mott Library
Department of Economic Development
Sandy Spang (x1614) / Doug Johnson (x1431)
Revised

Authorizing the Mayor to enter, execute and deliver a Real Estate Purchase Agreement and other needed instruments for the sale and conveyance of 1055 Dorr Street to Compassion Health Toledo; authorizing the deposit of net sale proceeds; making certain findings with respect thereto; and declaring an emergency.

SUMMARY & BACKGROUND:

The City of Toledo is the owner of certain real property located at 1055 Dorr Street Toledo, Ohio 43607 (Parcel ID 10-20537). The property is commonly referred to as the former Mott Branch Library. In 2019, the Toledo-Lucas County Public Library relocated its operations to a newly constructed facility across Dorr Street. Pursuant to Ordinance 550-19, the City acquired the building in January 2020 by a reverter clause in the 1972 deed that conveyed the property to the Toledo-Lucas County Public Library.

The Department of Economic Development facilitated an extensive Request for Proposal (“RFP”) process with the goal of identifying a use for the building that is beneficial to the community. The RFPs were reviewed by an Independent Review Committee made up of stakeholders and community leaders. The Committee was responsible for making a formal recommendation to the Mayor as to which proposed it believed best aligned with the goals set forth in the RFP. The Independent Review Committee made a formal recommendation to the Mayor to select the proposal submitted by Compassion Health Toledo.

Compassion Health Toledo is a 501(c)(3) organization that was incorporated in February 2015 to address the

healthcare shortage in medically under-served areas. Compassion Health Toledo's mission is to provide a Christ-centered, integrated, affordable and quality health care to those who need it most, regardless of their ability to pay. The healthcare company opened its first facility in 2017 at 1638 Broadway Street Toledo, Ohio 43609 in a former South Library Branch building.

Due to the rising need for healthcare services in the central city, Compassion is proposing to acquire and redevelop the former Mott Branch Library building into a Community Health Center. The organization plans to invest approximately \$500,000 to redevelop the building for clinical services.

The Administration is proposing to enter into Real Estate Purchase Agreement with Compassion Health Toledo for the sale and conveyance of the real property located at 1055 Dorr Street. In exchange for the purchase price of one dollar (\$1.00), Compassion will be required to provide the City with an Option to Repurchase the property for one dollar (\$1.00) if specified development goals are not met within 5 years of transfer of the property.

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That the Mayor and the Department of Economic Development are authorized to enter into a Real Estate Purchase Agreement and execute needed instruments for the sale and conveyance of the real estate located at 1055 Dorr Street as more fully described in Exhibit "A", to Compassion Health Toledo for \$1.00.

SECTION 2. That the agreement and needed instruments shall contain other terms and conditions deemed necessary and proper by the Mayor, the Department of Law and the Department of Economic Development.

SECTION 3. That it is found and determined that the subject real property is not needed for any municipal purpose.

SECTION 4. That the Mayor, Director of Economic Development, and Director of Law are authorized to execute and deliver such agreements, deeds, certifications and instruments and to take such other lawful action as may be necessary or appropriate in order to carry out the purpose authorized herein.

SECTION 5. That the Finance Director is authorized to accept and deposit the net sale proceeds into the General Fund Account Code 1001-16400-5000436STDSTD.

SECTION 6. That it is found and determined that all formal actions of Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of Council and any of its committees that result in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22, Ohio Revised Code.

SECTION 7. That this Ordinance is declared to be an emergency measure and shall take effect and be in force immediately from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property and for the further reason that this Ordinance must be immediately effective to facilitate sale and conveyance of the property.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council
_____.

Attest: _____
Clerk of Council