

Jewish Federation of Greater Toledo Sells JCC Campus to YMCA

Jewish Federation of Greater Toledo (Federation) announced on December 28, 2018 that it has completed the sale of the Jewish Community Center (JCC) campus to the YMCA of Greater Toledo. The JCC and the YMCA have collaborated together on the campus for the past 20 years, and since 2004, the two organizations have been operating together under a formal Integration Agreement.

“This sale marks the logical next step in the long-term relationship between the JCC and the YMCA” stated Eric Dubow, President of Federation. “For almost 20 years, our two organizations have worked together to enhance programming and services in the community, and this sale will benefit both entities well into the future,” he added.

“The Federation and the YMCA entered into discussions about a potential sale almost two years ago, and have focused on structuring it so that it’s a win-win for both organizations,” stated Brad Toft, President and CEO of the YMCA of Greater Toledo. “The YMCA desires to expand its programs and services in the Sylvania area, and this campus provides us the perfect foundation for future investment and growth,” he added.

Federation has written the following “question and answer” overview that addresses many of the facets of the sale.

What was the process that the Federation went through prior to approving this sale?

When Federation and YMCA agreed to discuss the potential for a sale, the Federation Board and UJC Holdings Board (Holdings) authorized the formation of a committee to engage in discussions with the YMCA. This committee was comprised of individuals with knowledge of the Federation and YMCA relationship, commercial real estate transactions, and legal expertise. Ultimately, after reviewing the significant facets of the transaction, and, in accordance with Federation and Holdings by-laws, both boards entertained and voted to approve the motion to sell.

Additionally, during the almost two years of discussions, this committee kept the Federation Board, the staff members of the Federation, the Toledo Jewish Community Foundation Board, and the Congregation Boards, updated and involved in the process. Even though it was important to both parties to maintain a certain level of

confidentiality during the talks, the Federation used this time to privately communicate with many of the families who were significant donors to the original construction of the campus over 40 years ago.

What is actually being sold to the YMCA?

The sale includes the recreation building, work wing, swimming pool, lake, parking lots, driveways, and land. The sale does not include the Sekach Building property or the Holocaust Memorial site, as these will continue to be owned by Federation. The sale also does not include the modular building that was the home of the Toledo Hebrew Academy's Middle School, and Federation and YMCA will be determining the future status of this structure. And of course, the sale does not include the adjacent lots on which Temple Shomer Emunim and Congregation B'nai Israel are located, as those are owned by the individual congregations.

Where will the Federation and the Toledo Jewish Community Foundation offices be located?

The Federation and Foundation offices will remain exactly where they are; these organizations will not need to relocate. As part of the sale agreement, the YMCA will provide office space to Federation and Foundation with no rent or utility costs for the next 20 years.

What will be the future name of the campus?

The sale has been structured so that our Jewish community retains its identity. The campus will be called the YMCA-JCC of Greater Toledo, and the YMCA has agreed to maintain this name for as long as they are operating the campus. In addition, the campus will continue to be closed on both Rosh Hashanah and Yom Kippur.

What does the YMCA plan to do with the Campus?

The YMCA's goal is to increase the amount of programming and services that they offer in the Sylvania community, and they desire to make long-term investments in this campus. The YMCA is planning a community-wide capital campaign to improve not only this facility, but also other properties that they own.

What does the Toledo Jewish community get from this sale?

In addition to the office space that is being provided at no charge by the YMCA and the continued inclusion of the JCC in the name of the campus, YMCA will also compensate Federation approximately \$500,000.

How will people get to B'nai Israel since the YMCA owns all the land and the driveways?

There have been permanent easements in place since B'nai Israel was built, and those easements will remain in place, allowing B'nai Israel traffic to access and utilize the current roadways.

What will Temple Shomer Emunim and Bnai Israel do about overflow parking?

The parking lot west of Temple Shomer Emunim and the other parking lot behind the tennis courts are oftentimes used by members of the congregations. The YMCA has agreed to continue to allow the congregations to use these parking lots.

What would happen if the YMCA decided to sell the Campus at some point in time in the future?

First, for 20 years, Federation would have a first right of refusal should YMCA decide to sell the campus. Second, if the YMCA decided to sell the campus prior to 20 years from now, and if that sale resulted in the ending of the office space agreement and/or naming rights of the campus, Federation would receive compensation for these changes.

“This is a time for the entire community to celebrate the most successful community not-for-profit partnership in NW Ohio. The Jewish Federation of Greater Toledo and YMCA recognize that their future success is only possible through a permanent and long-term relationship. I look forward to seeing both communities respond positively to the upcoming capital campaign for renovations to the Sylvania campus. Meeting that challenge will pay tribute to the leadership and generosity of generations past, while addressing the needs of today’s community and generations yet to come” stated Joel Beren, who has been a longtime supporter of both the JCC and the YMCA.

And certainly, if any community members have any questions about this, please do reach out to the Jewish Federation.