



Wayman D. Palmer YMCA



YMCA OF GREATER TOLEDO



PROJECT BACKGROUND: Why Wayman Palmer?

- The City of Toledo and the YMCA have partnered for more than 30 years to provide services to the community.
- Over time, the existing facility became outdated and required substantial reinvestment.
- Neighborhood had experienced decades of disinvestment.
- City-owned land created a unique opportunity for public-private redevelopment
- The YMCA proposed renovating the old building, and the City told us to think bigger – Build new!

Goal: create a modern, community-centered anchor for health
and wellbeing



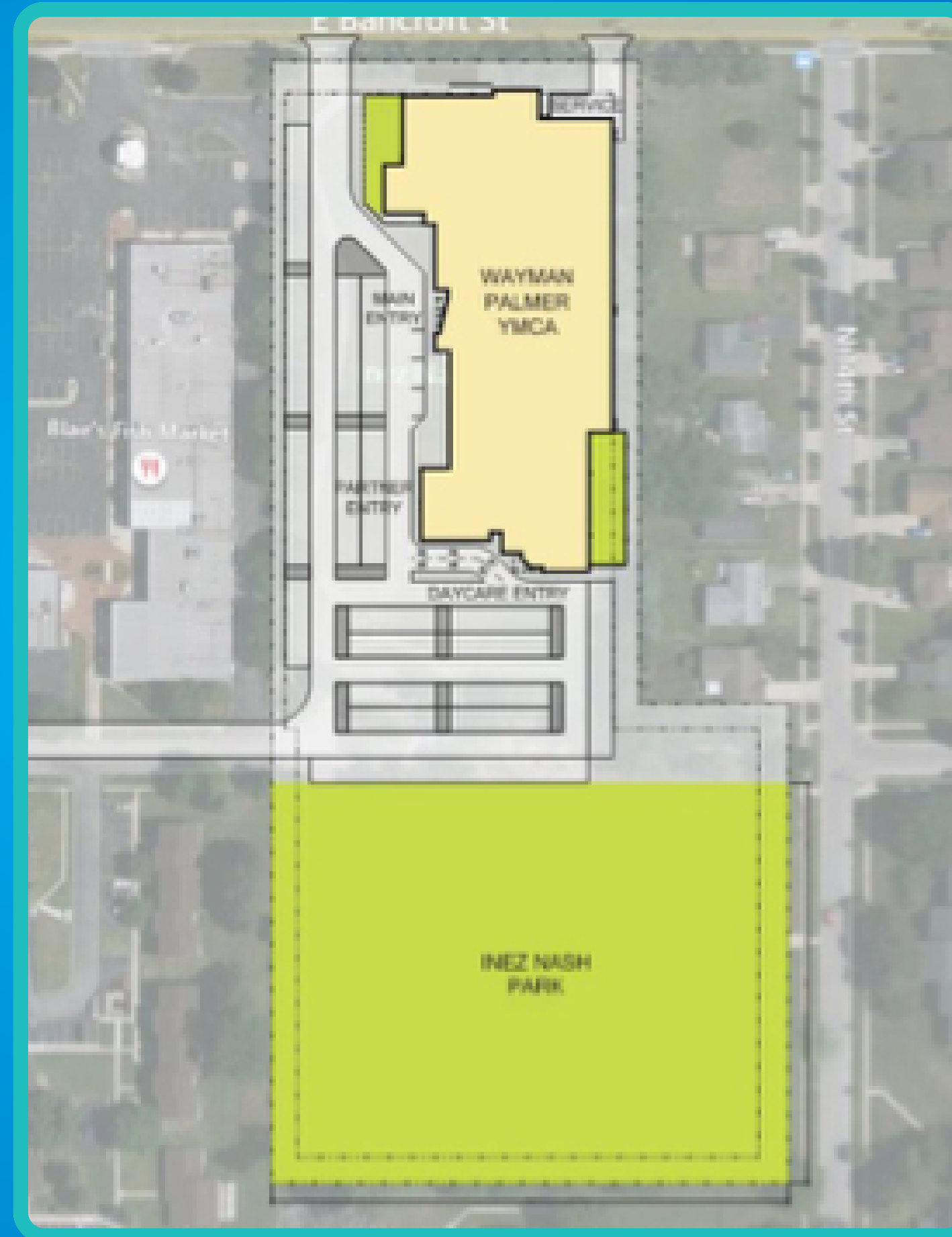
POLITICAL CONTEXT

- Project required alignment across City leadership, YMCA leadership, and the community
- Elected officials had to support a long-term, place-based strategy
- Sustained political will was essential as cost evolved and scope expanded
- Public trust depended on transparency and shared accountability



THE DREAM

Revitalize the entire neighborhood through a new YMCA and a new city park.



FUNDING

Dollar Project: 29,000,000

CAPITAL STACK OF:

City of Toledo CDBG: \$4,700,000

City of Toledo ARPA Grant: \$18,541,322

YMCA Funding – Community Contributions: \$2,541,323

New Market Tax Credit Proceeds: \$3,280,210

TOTAL: \$29,062,855



FRAMEWORK: Using CDBG Strategically

1. CDBG funded early feasibility and market analysis
2. The study confirmed deep neighborhood distress and strong community need
3. CDBG supported community and stakeholder engagement connected to the design process
4. Residents and partners shaped building priorities and programming
5. CDBG laid groundwork for full capital stack and partner investment



GROUND BREAKING



NEW WAYMAN D. PALMER YMCA

44,000-square-foot community hub designed to serve all ages

INDOOR POOL

Family Fun | Learn-to-swim programming



GAMING STUDIO

Engaging youth through technology



FULL SIZE GYMNASIUM

Supporting programming for all ages



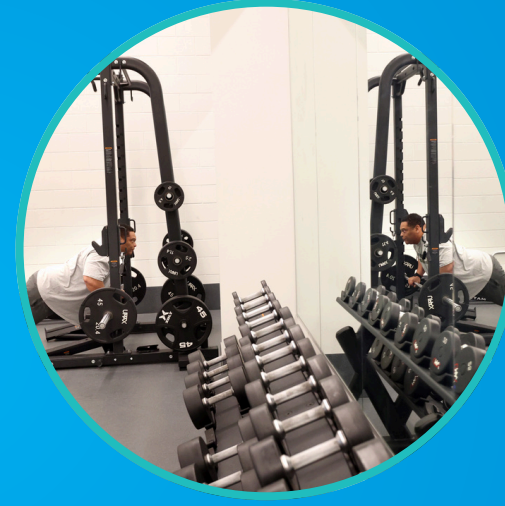
NEW WAYMAN D. PALMER YMCA

44,000-square-foot community hub designed to serve all ages

WELLNESS CENTER

State-of-the-art equipment

All Ages. All Fitness Levels.



MULTIPURPOSE COMMUNITY ROOM

For programs & events



NEW WAYMAN D. PALMER YMCA

44,000-square-foot community hub designed to serve all ages

Food Pantry: Support community needs

Child Care: TPS Head Start

On-site Mental Health Service: Accessible support for overall well-being

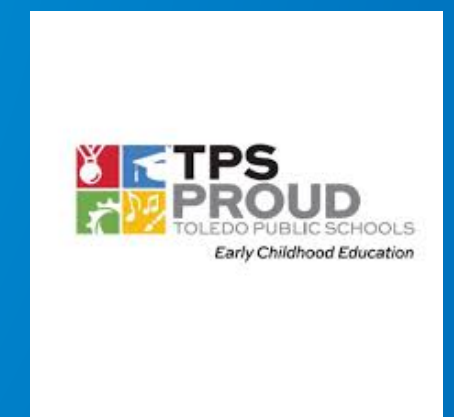
Senior Center: Fostering connection & engagement



PARTNERSHIPS

The goal was to provide as many services to the community as possible.

- RFS Behavioral Health – providing youth mental health services
- Northwestern Ohio Food Bank – provides products for the food pantry.
- Toledo Public Schools – provides Head Start Preschool
- Multiple Hospital Partners
- Area Office on Aging – Provides support and funding for the senior center.
- Connecting Kids to Meals – Provides meals in summer to area youth.
- Many other program partners that enhance the services for the community.



COMMUNITY IMPACT

March 5, 2025

Wayman D. Palmer Opened

79,526

Total people served

1,256-4,570

Increase in membership



COMMUNITY IMPACT

TOLEDO PUBLIC SCHOOL PARTNERSHIP

900+ Youth Received new shoes

UNITED WAY PARTNERSHIP

1,500 Snack bags distributed

1,500 Bookbags distributed to youth



COMMUNITY IMPACT

EMPOWERED WELLNESS FOUNDATION PARTNERSHIP

700 Participants received physicals and health screenings.

900 Coats, hats, and gloves provided to individuals

MAUMEE BAY BREAST CANCER PARTNERSHIP

Free bras, mammograms, health checks, and education resources provided



COMMUNITY IMPACT

“The doctors were so caring and attentive. They took the time to give me follow-up questions for my family practice doctor”. – Mrs. Phyliss Ham



COMMUNITY IMPACT

HYLANT PARTNERSHIP

240 Turkey dinners distributed to families in the community

FOOD PANTRY AT WAYMAN D. PALMER YMCA

4,537 Individuals Served

SENIOR MONTHLY COMMODITY BOXES

960 Distributed



COMMUNITY IMPACT



COMMUNITY IMPACT

2nd GRADE SWIM LESSONS

43 Rosary Cathedral School Grades K, 4th & 8th

SWIM LESSONS

17

Age 6 months - 36 months

99

Age 3-5

186

Age 6-12

66

Teen / Adult

368

TOTAL



COMMUNITY IMPACT



NEW INEZ NASH PARK

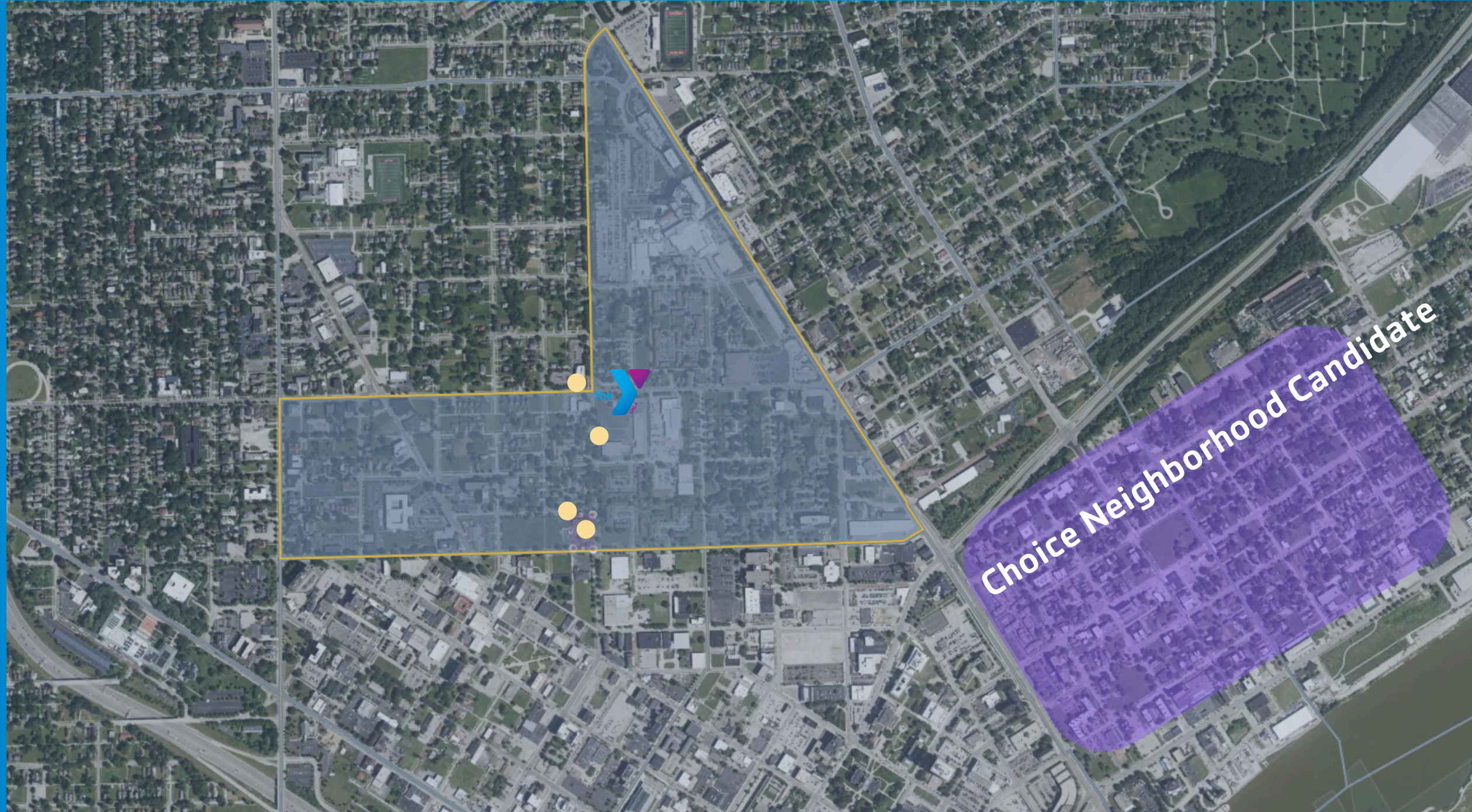
Park includes

- An irrigated athletic field
- Natural play areas
- A pavilion
- Pickleball courts
- A walking path and public art



FUTURE DEVELOPMENT

- Putnam
- Warren Commons
- Moody Manor
- Shopping Plaza
- Adjacent to NRSA
- Adjacent to a proposed Choice Neighbor Area



FUTURE DEVELOPMENT

“Working at the Y has made an incredible impact in not only my life by my children’s as well. From having a no-cost membership to assistance with childcare. Our health has improved, and my children have learned how to swim. We have become more social and it has enhanced our lives”. – Alvina Tarver

