

To: Carrie Hartman, President and Members of City Council
 From: Wade Kapszkiewicz, Mayor
 Subject: Re-appointment to the Old West End Historic District Commission
 1/8/2024

I Recommend the Following Re-appointments to the Old West End Historic District Commission

Appointee	Appointee Replaced	Proposed Term of Office	Section 61 waiver as a special engagement	Reserved Slot / Type	Recommended by (if applicable)	Attendance Record	Resume attached
David Kosmyna	re-appointment	3 years expiring, 01/20/2027	no	Neighborhood			yes
Kathleen Kovacs	re-appointment	3 years expiring, 01/20/2027	no	Neighborhood			yes
Diana Sluhan	re-appointment	3 years expiring, 01/20/2027	no	Neighborhood			yes
Michael Walker	re-appointment	3 years expiring, 01/20/2027	no	Neighborhood	Sara Haynes		no

Wade Kapszkiewicz

Wade Kapszkiewicz
 Mayor

Dr. David J. Kosmyna

2044 Collingwood Blvd. Toledo, OH 43620

office: 419.772.2152 cell: 716.969.7293 dkosmyna@gmail.com

EDUCATION:

- 2006 UNIVERSITY OF CINCINNATI: College-Conservatory of Music
Doctor of Musical Arts in Trumpet Performance
- 2001 OHIO UNIVERSITY
Master of Music in Composition
- 1999 THE UNIVERSITY OF TOLEDO
Bachelor of Education in Music

EMPLOYMENT HISTORY:

- 2006-Present OHIO NORTHERN UNIVERSITY (Ada, OH)
Associate Professor, Music
- 2005-2008 PENNSYLVANIA GOVERNOR'S SCHOOL FOR THE ARTS (Erie, PA)
Faculty
- 2003-2006 STATE UNIVERSITY OF NEW YORK AT FREDONIA (Fredonia, NY)
Visiting Assistant Professor, Music

INSTITUTIONAL COMMITTEE MEMBERSHIP:

- 2016-Present Council of Department Chairs: member.
- 2014-Present Music Department Handbook committee: chair
- 2014-Present University of Salford study abroad program: member
- 2012-13 Search Committee member: Assistant Professor of Music: Theory/Sax.
- 2012-13 Committee on Professional Evaluation: member
- 2012-13 Performing Arts Organizational Structure Committee: music chair
- 2012-Present Committee for Music Department Strategic Plan: chair
- 2010 Search Committee member: Assistant Professor of Music: Choral Director.

OLD WEST END ASSOCIATION INVOLVMENT:

- 2018 Volunteer private residence for OWE Festival Historic Home Tours.
- 2015-Present Old West End Association Preservation Committee, member.
- 2015-Present Volunteer docent for OWE Festival Historic Home Tours.
- 2017 Researched and authored house tour script for 2015 Robinwood.
- 2016 Researched and authored house tour script for 2236 Robinwood.
- 2014-Present Provide music for parade and coronation for OWE Festival Parade.
- 2013 Volunteer private residence for OWE Festival Historic Home Tours.

KATHLEEN KOVACS
2320 Robinwood
Toledo, Ohio 43620
(567) 395-9820 Cell
NIPKovacs@aol.com

EDUCATION:

Master of Science: Community Economic Development, Southern New Hampshire University 2002
Bachelor of Science Business Administration: Marketing and International Business, Bowling Green State University 1983

EXPERIENCE:

Lucas County Land Reutilization

Program Director – Heritage Home Program May 2014 - Present

Duties: Initiate the Heritage Home Program for Lucas County. This includes community contact, visiting residential homes with a Field Technician to discuss structural concerns and maintenance, assisting in loan applications, and other program related development and client follow-up services. Additionally, the PACE Energy Efficiency Loan Program was added to the Heritage Home portfolio of services as a partnership with the Toledo Lucas County Port Authority.

City of Toledo

Deputy Director – Department of Neighborhoods, December 2011 – January 2014

Duties: Manage the Housing and Neighborhood Development Division of the Department of Neighborhoods. Programs include the Housing and Urban Development HOME program which funds the following City of Toledo programs: Owner/Occupied Rehabilitation, Rental Rehabilitation, Down Payment Assistance, Northwest Ohio Development Agency Emergency Program, Tenant Based Rental Assistance and HUD Section 108 projects. Other programs include the Neighborhood Stabilization Program and the Lead Based Paint Remediation contract with the Lucas County Health Division.

The position also includes the supervision of twenty-four staff positions, including devising training programs for new employees to the division; creating system policies and procedures, intake process, and underwriting criteria for loans and grants. During tenure in the position increased collaborations with various agencies and developed the Toledo Year 16 Initiative to facilitate tenant conversion to home ownership of Low Income Housing Tax Credit project single family houses.

Local Initiatives Support Corporation, February 2004 - 2011

Senior Program Officer, April 2006 to 2011

Duties in addition to the responsibilities included below as Program Officer:
Responsible for implementation of LISC Sustainable Communities program in Toledo, coordinating a variety of new partners in neighborhood revitalization activities and working with the residents, businesses and organizations to design new quality of life programs.

Systems Development and Management: Create effective delivery mechanisms for new project and program developments LISC undertakes as special projects uniting a variety of community, business and institutional participants and documenting project delivery and tracking systems that are replicable for future opportunities. Working with community development organizations and other institutions, provide technical assistance to develop new methods and project delivery systems that can enhance neighborhood revitalization activities.

Program Officer, February 2004 – April 2006

Duties: Provide technical and financial assistance, underwrite and prepare written qualitative and quantitative analyses of proposed LISC investments in housing and commercial development projects and make appropriate recommendations, preparation of investment proposals for projects seeking equity commitments, work closely with the development finance professionals in local and state government, banking, and quasi-governmental agencies in the assembly of financing packages for projects and in the creation of programs and financing models to support development and monitor and prepare reports on existing loan and grant portfolios.

Provide technical assistance to emerging and established community development groups in the areas of program management, strategic planning, real estate development and/or business development. Identify opportunities for funding and program resources to assist community development groups. Provide assistance to community development groups in their efforts to secure resources. Work with grassroots organizations to build consensus for coordinated action in distressed neighborhoods.

Accomplishments:

- ◆ Loan underwriting and grants application and administration
- ◆ Designed and implemented several new training programs for housing and economic development and general information for community development organizational support
- ◆ Developed internal administrative systems
- ◆ Staff to the LISC Project Loan and Grant Committee
- ◆ Staff to the LISC Operation and Performance Committee

Neighborhoods In Partnership, June 1992 – 2004

Executive Director (January 1994 – 2004)

Duties: Development and Oversight of NIP projects, policy-making decisions, community relations, operations management and funding, board and staff development

Accomplishments:

- New Cheney Flats – 65 unit apartment complex - \$7.3 million utilizing Housing Tax Credits 2003 *Award of Excellence, Ohio Capital Corporation for Housing 2003, Mayor's Proclamation 2001*
- Adams St. Main Street Initiative – *Ohio CDC Association Project of the Year 2002, Landmarks Preservation Award 2003, Neighborhood Revitalization Award for Smart Growth Adams St. /UpTown Main Street Project – Toledo Metropolitan Area Council on Government 2003, Certified National Main Street Program, Certified Ohio Main Street Program*
- *Spirit of Toledo Circle of Excellence Award 2002*
- Renaissance Ottawa Area Residences – completed development of 47 scattered site single family homes, \$5.5 million utilizing Housing Tax Credits, *Mayor's Proclamation 2001*
- Museum Place – 65 unit historic rehabilitation, \$6.5 million Historic and Housing Tax Credits in five historic buildings
- Pico Clean Room Facility – Class 10, 100, 1000 clean room construction - \$1.2 million. *Project awarded Best of Class Most Replicable Projects by National Congress for Community Economic Development and Impact Seven. 1999 and City of Toledo Best Neighborhood Development Partnership Project 1998.*
- Developed and facilitated three day Neighborhood Design Charrette for Renaissance Old West End area for community involvement to determine vision for neighborhood
- New Markets Tax Credits – Certified Development Entity 2002

- Cathedral Market Square rehabilitation comprised of three historic buildings - \$1.5 million. *Project awarded Bronze Third Place Award in Corporate Citizenship Category from Building Facilities Magazine, 2000*
- Glenwood Court – Rehabilitation and property management of eight units - \$400,000
- Single Family Homes – 3 new construction and 29 rehabilitated units
- Business assistance to over 30 companies
- St. Mark's Properties – Provided construction management for the rehabilitation of 13 units of rehabilitated apartments in four historic buildings

Finance Marketing Specialist (June 1992 – January 1994)

Duties: Project funding, Reporting, Marketing

Accomplishments:

- Developed Policies and Procedures for Housing Loan Program
- Designed reporting formats and marketing strategies

PROFESSIONAL TRAINING AND SEMINARS

- ◆ HUD HOME Certified Specialist Training 2008
- ◆ Learning to Listen: Learning to Teach: Principles of Learning-Centered Dialogue Education, Global Learning Fellowship 2007
- ◆ Organizational Development LISC 2007
- ◆ Consultation: Practices and Perspectives LISC 2005
- ◆ Financial Statement Analysis and Non-Profit Accounting Principles, LISC 2004
- ◆ Financial Underwriting, LISC 2004
- ◆ Government Grants Training LISC 2004
- ◆ Underwriting Projects, LISC 2004, 2009
- ◆ SCALING-UP Institute: New Hampshire College, completed 2000
- ◆ Bank of America Leadership Academy – Development Training Institute 1999
- ◆ Non-profit Property Management (IREM 103) 1997
- ◆ Asset Development
- ◆ Technical Assistance for Public Private Partnerships
- ◆ Advanced Project Development – Development and Financial Considerations
- ◆ Neighborhood Economic Development / Main Street Program
- ◆ Community Organizing
- ◆ Lead Based Paint Issues
- ◆ National Congress for Community Economic Development Seminars and Training on a variety of current topics 1994, 1995, 1996, 1998, 2000, 2001, 2002, 2003

PROFESSIONAL AFFILIATIONS:

Lucas County Land Reutilization Corporation - Board Member 2012 - present

Toledo Lucas County Housing Trust Fund - 2012 - present

Lucas County Improvement Corporation – Vice President 2008, Executive Committee 2006 to 2009

Oregon Housing Task Force – Member - 2009 - 2011

Toledo Public Schools: Minority Business Enterprise Sub-Committee – Member 2004 to 2010

Greater Toledo Arts Commission – Live Work Create Toledo – Committee 2008

Glaciy Theatre Collaborative – President 2008 - present

Cherry Bancroft Summit Corridor Coalition: Spokesperson (1998-99) Member (1994 – 2004) *National Civic League: All America City Project Winner 1998*

Ohio CDC Association: President (2000-2002), Board Member (1995-2003)

Thomas Edison Center for Technology Commercialization: Treasurer (2003), Board Member (1998- 2003)

DIANA M. SLUHAN
2458 ROBINWOOD AVE
TOLEDO, OH 43620
419-450-3921

SUBJECT: LETTER OF INTEREST—Old West End Historic District Commission

The purpose of this letter is to express my interest in serving as a residential member of the Old West End Historic District Commission.

I have lived in the Old West End since June of 1999, when I purchased my home at 2458 Robinwood Avenue. Since purchasing the home, I have used my interest in history and historic preservation, and my research skills, to repair and restore the home. I have ensured that the methods, materials and techniques we have used match those in use during the late nineteenth century, or produce a period appearance with modern techniques.

I have had a passion for historical construction and manufacture techniques, and have 30+ years in historic interpretation programs and costuming programs through volunteer programs with the National Parks Service, and various local history programs prior to my returning to Toledo.

I would appreciate the opportunity to give back to the community by serving as a residential member of the Old West End Historic Commission.

Thank you for your consideration.


Diana Sluhan

DIANA MICHELLE SLUHAN
2458 Robinwood Ave
Toledo, OH 43620
419-450-3921

Education:

Masters Business Administration, University of Toledo, Toledo, OH
GPA: 3.6 of a maximum 4.0
Credits Earned: 48 Quarter hours
Emphasis **MANAGEMENT** and **INTERNATIONAL BUSINESS**

Bachelors Arts, DePauw University, Greencastle, IN
GPA: 3.2 of a maximum 4.0
Credits Earned: 31 Semester hours
Majors: **Biology/History**

Clearance: Top Secret/SCI

WORK EXPERIENCE:

**Anti-terrorism Officer/
Officer in Charge Security Forces—
December 2014-Present**

Ohio Air National Guard

Responsible for the oversight of Anti-terrorism and Force Protection functions in support of a Air National Guard Fighter Wing tasked with homeland security mission, and training the Wing to support combatant commands when called to the overseas missions. Ensures compliance with all Physical and Personnel Security program requirements of the wing. Assists the Squadron Commander in planning and executing overseas and domestic operations training of 77 personnel on drill weekends. Supports the day to day operations of the Wing by acting as subject matter expert on force protection and security functions. Conducts threat analysis of events and activities to ensure the safety and security of assets and personnel. Supervises 44 full time personnel and ensures all administrative actions and reporting are timely and accurate. Fosters a positive work environment dedicated to the professional growth and development of all personnel. Prepares annual budgets and ensures execution of budget is within all statutory requirements. Ensures all supply and inventory functions are within regulation. Participates in Joint Training Exercise planning and execution for Ohio's Emergency Homeland Response Force. Provides domestic threat analysis to Wing based on current threat reporting. Attends local, state and national Joint Terrorism Task Force meetings. Participates a member of several working groups to ensure continuous improvement of the operational functions of the Wing.

**Officer Candidate School Instructor—
January 2014-December 20014**

Michigan Army National Guard

Responsible for the primary leadership classroom instruction of 12 Officer Candidates as they prepare to commission as Officers in the Michigan Army National Guard. Ensures lesson plans are prepared in accordance with proponent guidance. Ensures the classroom training reinforces and is synchronized with field training. Resources, plans and organizes the classroom training. Provides mentorship and feedback to the Officer Candidates. Conducts composite risk management of all events to ensure the highest levels of safety.

**Intelligence Officer—
April 2013- January 2014**

Michigan Army National Guard

Intelligence Officer at the Brigade Level. Responsible for the oversight of Intelligence functions of four subordinate battalions/squadron and one tactical Military Intelligence Company. Ensures compliance in Physical and Personnel Security, and Intelligence Oversight. Assists Brigade Commander in planning and executing CONUS Intel Training, and participates in Joint Training Exercise planning and execution during Annual Training Cycle. Provides domestic threat analysis to Brigade Commander and subordinate battalions/squadron.

**Operations Manager
January 2009 to December 2014**

Michigan Army National Guard

Established the operations of Ft Custer Education Center prior to Center's initial opening in 2009. Established operating SOPs, budget control plan, forecasting analytical processes and tools, reporting tools, and written communications to ensure all stakeholders were informed of progress. Created training programs for customer service, administrative and support personnel to ensure staff ready to commence operations.

Use knowledge and understanding of marketing data and trends to produce analytical reports to drive operational decision making. Frequently produced written communications and prepared and delivered oral presentations to drive budgeting and operational decision making at the directorate level.

Coordinate with various local, state and Federal law enforcement agencies to plan and execute training support packages for the agencies.

Responsible for the day to day operations of the Education Center. Analyses customer data to forecast facility usage, and to create budgeting, maintenance and advertising plans to maximize facility usage. Manages the overall operational aspects of the Ft Custer Education Center to include long and short range planning; and directing the operation, maintenance, repair, rehabilitation, and construction of all real property. Manages a variety of funds including Non-appropriated and Billeting Funds in accordance with regulations. Contracting Officer Representative for all Federal contracts in effect at the site.

Oversee the development and implementation of the Education Center Master Plan and Development Plan in close coordination with the garrison commander, facilities engineers, other directorate staffs, and other DOD agencies to ensure long-term capabilities are available to support national defense and state initiatives. Directs the development of regulations, procedures and operating instructions tailored to the specific need of the education center and addresses such functions as logistics and facilities management, and administrative requirements. Analyses and evaluates the implementation of force protection and anti-terrorism measures. Conducts table top exercises to ensure emergency response by staff will enhance safety and security of education center guests and personnel. Implements programs to ensure compliance with all environmental and safety regulations established by Federal, state, and local agencies. Ensures the continuous operational mobilization readiness of the education center and the operational ability on short notice (less than 24 hours) to support state and federal agencies in support of national defense initiatives. Communicates and coordinates with the staff, the State, the Michigan Army National Guard Regional Training Institute and various organizational headquarters on matters pertaining to training support activities. Attends meetings, communicates, and coordinates with Federal, state, and city officials, and civic organizations for the purpose of communicating. Develops procedures and implements programs to ensure the physical security and safety of the employees, tenants, facilities, and property of the installation Education Center. Directs, coordinates, and oversees the work of subordinates. Performs other duties as assigned.

**Company Commander—Deployed OP Enduring Freedom Michigan ARNG
September 2011-October 2012**

Company Commander of deployed 87 Soldier Company tasked with Base Defense and Force Protection in support of Operation Enduring Freedom, Afghanistan. Responsible for the safety and security of three geographically dispersed critical sites.

Drew on Military Intelligence MOS and TS/SCI clearance to use multiple intelligence data sources to analyze current enemy situation and threat conditions in order to modify force protection condition of platoons and make recommendations on improvements of the physical security plans for the sites. Coordinated engineering support to improve the physical infrastructure of the sites.

Used knowledge and understanding of cultural, geographic, political, social, and economic situation of assigned regions to determine the security issues of the local areas of operation, determined most likely and most dangerous courses of action, and planned for effective countermeasures based on analysis. Reviewed intelligence data for trends and patterns of attacks at three sites to develop threat analysis.

Worked in conjunction with Counter Intelligence Team to establish and implement screening process and biometrics enrollment process to enhance security of the critical sites.

Managed pre-mobilization training of Company, ensuring that all Soldiers were 100% on required pre-mobilization tasks including weapons qualification, language skills, mounted gunnery, land navigation, combatives, use of various radio and communication systems, and combat life saving. Accountable for over \$2 million dollars worth of arms and equipment. Responsible for the health, welfare, discipline and manning of Company. Managed and supervised three platoons of twenty to thirty personnel each. Directs, coordinates, and oversees the work of subordinates.

**Intelligence Officer—Deployed OP Iraqi Freedom Michigan ARNG
January 2008—December 2009**

Responsible for day-to-day Intelligence Operations of 600+ Personnel Cavalry Squadron deployed in support of Iraqi Freedom.

Responsible for Squadron Intelligence Section personnel, equipment, and training in support of Operation Iraqi Freedom.

Evaluates, interprets, analyzes, and produce general intelligence products in support of Department of Defense and operational requirements

Participate in Squadron military decision making process and order writes.

Prepared and implemented training plans to ensure Intelligence Section Soldiers are prepared for mission

Coordinates, supervises, and participates in all-source current intelligence indications and warnings, threat analysis, and general intelligence activities focusing on the intentions, geography, and military capabilities of foreign nations, with primary focus on the ground forces.

Ensures the success of the Squadron Security Program.

Supervised preparation of and presented daily INTEL briefings to convoy security missions.

Develops collection and production requirements, and the acquisition of information and intelligence including targeting of strategic collection resources.

Coordinates communications with adjacent and higher units in order to ensure that intelligence and information is shared among all involved stakeholders.

Analyzed operational threats and laid out course of action to war game tactical responses.

Supervised preparation of SOPs for Physical Security, Personnel Security, Operational Security, Informational Security, Anti-Terrorism Program, Squadron Intelligence Operations and Intelligence Oversight

Organized and provided training in INTEL reports for Convoy Commanders

Unit Drug Prevention Officer, Unit Sexual Assault Victim Advocate and Unit Security Officer, Foreign Disclosure Officer

Supervised 6 Soldiers

Special Projects Officer
January 2007-December 2007

Michigan Army National Guard

Responsible all 1-126 Cavalry Squadron new equipment fielding and training in preparation for deployment; supported Operations Section (S3), Personnel Section (S1), Intelligence Section (S2) and Supply Section (S4) during preparation for deployment.

Prepared and implemented training plans which encompassed 1024 man hours of training for all new equipment fieldings

Identified personnel requirements for fielding training and coordinated with Troops and Companies to ensure Soldiers were on site and prepared for training

Worked with Squadron Supply, Brigade Supply, State Logistics Office and State FIRO to ensure property book transactions took place properly and in a timely manner to support

Coordinated necessary resources, orders and support requirements

Coordinated with Supplier Fielding Representative or Program Manager to ensure proper resources were on hand and contract requirements were met at the training site

Coordinated training and fielding support for new equipment fieldings at multiple sites across State of Michigan including: Ft Custer Training Center, Camp Grayling, Organizational Maintenance Support and Joint Forces Headquarters

Planned, coordinated and implemented MTT training for Squadron S2 Section to ensure Soldiers had an opportunity for collective S2 training prior to Mobilization

Tracked pre-mobilization training, Soldier Readiness Program go/no goes and Medical Issues to identify non-deployable Soldiers in order to decrease RRRAD rate at Mobilization Station

Used Reserve Component Automation Systems (RCAS), DTMS and Military Pre-deployment Data Viewer to track, support and implement Pre-deployment training requirements for the 1-126 CAV Squadron

Squadron

Trained as Sensitive Compartmentalized Information Security Officer and Sexual Assault Victim Advocate, Unit Prevention Officer

Site Manager
06/2005 - 02/2007

HAAS TCM

Responsible for start up of new program and day-to-day operations of a \$6 million chemical management program at an automotive subassembly plant in Dundee, Michigan.

Assessed contract requirements and worked with stakeholders to meet customer requirements and implement best practices as green field engine manufacturing plant came on line, conducted engineering trials, began and ramped up production

Tracked and reported chemical usage on all manufacturing and assembly lines

Prepared and implemented plans to manage the use of chemical resources in manufacturing processes.

Prepared and presented financial and technical reports to corporate and plant stakeholders.

Troubleshoot chemical systems to ensure optimal performance.

Analyzed and resolved complex systems problems, and laid out course of action to prevent recurrences.

Prepared SOPs for emergency response, and to ensure that all Health, Safety and Environmental standards were met.

Coordinated pertinent management, manufacturing, production and maintenance staff to implement best practices and improvements to the manufacturing processes.

Organized and provided training in the proper use of chemicals and supporting equipment to on-site personnel

Developed and implemented cost savings and cost avoidance programs.

Interviewed, hired, trained and supervised 4 employees.

Old West End Association
PO Box 4652
Toledo, OH. 43520

June 10, 2020

Dear Mr Kapszukiewicz,

It is with great pleasure that the Old West End Association would like to nominate Mr. Michael Walker for consideration for the OWE Historic District Commission.

Michael is an excellent candidate for the position. From a very young age, he developed renovation and maintenance skills working with his uncles on family houses in Kentucky.

From this beginning, and over the years, he has picked up a variety of renovation skills. He studied art and architecture in high school and attended art school in New York City and New Jersey. He has lived in the Old West End for decades, renovating 7 houses, and doing most of the work himself. He says he has always had a passion for preservation. He is passionate about preserving the look of OWE houses, without pricing people out of the neighborhood.

Michael has been an active member of the community and knows many of the neighbors, which can be an asset to the HDC. Specifically, Michael has been involved with house tours during Festival. He has been a house captain, a leadership position, more than 5 times, working with the homeowners to show off the very best of their homes.

Michael has passion and skills that would align nicely with the Historic District Commission. He would be a great addition to the board.

Sincerely,

Sara Haynes
President, Old West End Association
On behalf of the executive committee of OWE Association