

To: Matt Cherry, President and Members of City Council

From: Wade Kapszukiewicz, Mayor

Subject: Reappointments to the OWE Historic District Commission

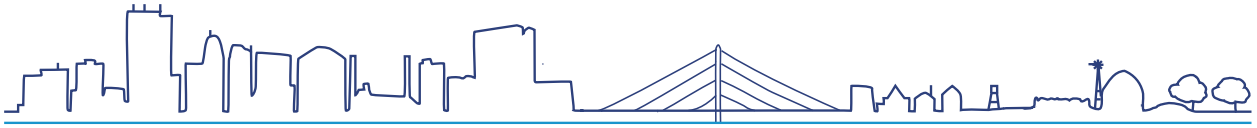
9/1/2020

I Recommend the Following Reappointments to the OWE Historic District Commission

Appointee	Appointee Replace	Proposed Term of Office	Section 61 waiver as a special	Reserved	Slot / Type	Recommended by (if applicable)	Attendance Record	Resume attached
Kathleen Kovacs	Reappointment	3 years, expiring 9/30/2023	No					Yes
Alex Armstrong	Reappointment	3 years, expiring 9/30/2023	No					Yes



Wade Kapszukiewicz
Mayor



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

August 26, 2020

TO: Karen Poore, Deputy Chief of Staff

FROM: Molly L. Maguire, Principal Planner

THROUGH: Thomas C. Gibbons, Director *TCG 8/26/20*

SUBJECT: Old West End Historic District Commission Reappointment and Toledo City Historic District Commission

The Old West End Historic District Commission has one member that requires reappointment.

Kathleen Kovacs has completed her first two-year term and has requested to stay on the Old West End Historic District Commission in the neighborhood delegate position. Kathleen's resume attached for review.

The Old West End Historic District Commission is requesting her confirmation as follows:

Ms. Kathleen Kovacs, Neighborhood re-appointment to the Old West End Historic District Commission, for a two-year term to expire August 31, 2022.

Alex Armstrong has completed his three-year term and has requested to stay on the Toledo City Historic District Commission in the Old West End Delegate appointment. Gary's resume attached for review.

The Toledo City Historic District Commission is requesting his confirmation as follows:

Mr. Alexis Armstrong, Birkhead & Bronson Place re-appointment to the Toledo City Historic District Commission for a three-year term to expire September 30, 2023.

Please let me know if you have any questions regarding this request or need any additional information. Thank you for your time and consideration on this matter.

KATHLEEN KOVACS
2320 Robinwood
Toledo, Ohio 43620
(567) 395-9820 Cell
[**NIPKovacs@aol.com**](mailto: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*
- Renascence 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 Renascence 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

Glacity 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)

Monroe Street Corridor Coalition, 2001- 2003
Toledo CDC Alliance: President (2002-2003), Member (2000-2004)
Toledo Housing Advisory Commission, 1997-1999
City of Toledo – Cityscape Committee, 1997-2001

PRESENTATIONS:

Friendship New Vision: “Non-profit 101, Business Planning and Real Estate Development” November 2009

Lima-Allen County Neighborhoods In Partnership: “Strategic and Business Planning”, December 2008

Northwest Ohio Planning: Rehabilitation of Main Streets and Neighborhood Commercial Corridors, October 2008.

Great Lakes Consortium: American Summer Institute in Hungary, Conversational English and Culture, Trainer June - July 2008.

Loan Underwriting Techniques – Michigan LISC May 2008.

Lima-Allen County Neighborhoods In Partnership: “Visioning for the Future,” December 2006

Ohio CDC Association: “Community Development 101,” September 2006

Great Lakes Consortium: Tanzania East Africa, Economic Development Workshops, November 2005.

National Congress for Community Economic Development; Investing in Communities. “Project Management.” October 2003.

Ohio Capital Corporation for Housing and Ohio Housing Finance Agency; The Magic of Partnerships. “Affordable Design for Marketing.” October 2003.

Toledo Metropolitan Area Council on Government; Implementing Growth Strategies: “Renascence Old West End Design Charrette.” April 2003.

National Congress for Community Economic Development; Washington Policy Conference. “When Bad Press Happens to Good People: Media Strategies for Crisis.” February 2001.

National Congress for Community Economic Development: Honoring the Past, Celebrating the Present, Leading the Future of Community Economic Development; “When Good Deals Go Bad – How to Make Workout Work for You.” October 2000.

Ohio CDC Association: Community-Based Development: Foundations for Success; “Brownfields, Greenfields: Challenges and Opportunities.” 2000.

Regional Neighborhood Network Conference; Neighborhoods On the Move: “Traffic Plans: When to Develop One and How to Involve the Community.” 1999.

Ohio United Way: Ohio Citizens Council; “Creating Jobs.” 1996.

Alex Armstrong

4 Bronson Place

Toledo, Ohio 43608

Mobile: 419-283-0435

Email: Alex.Armstrong@Citrus.Services

Employment:

Year 2000 to 2019:

VP/CIO: Sterling Pipe & Tube, Inc. and Subsidiaries

5335 Enterprise Blvd

Toledo, Ohio 43612

Year 2019 to 2020:

Manager: Atlas Copco Henrob, New Hudson, Michigan

Education:

St. John's Jesuit High School: Class of 1984

Miami University: B.S.B.A, Class of 1988

The University of Toledo: M.S., Class of 1998

Memberships/ Interests/ Boards:

Equestrian: Miami Valley Hunt

Trustee: The Bronson Place Company

Board Member: The Toledo Historic Commission

Collector of early 19th century American furniture