

To: Matt Cherry, President and Members of City Council

From: Wade Kapszukiewicz, Mayor

Subject: Appointment to the Downtown Parking Lot Review and Improvement Advisory Committee

4/20/2023

I Recommend the Following Appointments to the Downtown Parking Lot Review and Improvement Advisory Committee

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
MacGregor Driscoll	new appointment	3 years, expiring 05/02/2026	no	DTID	Mayor		yes
William Harbert	new appointment	3 years, expiring 05/02/2026	no	Toledo City Commission	Mayor		yes
Michael Miller	new appointment	3 years, expiring 05/02/2026	no	Private Parking Lot Owner/ Operator	Mayor		yes
Debora Gregory	new appointment	3 years, expiring 05/02/2026	no	Public Parking Lot Owner/ Operator	Mayor		yes
Michael Stancati	new appointment	3 years, expiring 05/02/2026	yes	Restaurant/ Retail Owner/ Operator	Mayor		yes
Cathy Schrein	new appointment	3 years, expiring 05/02/2026	no	Downtown Resident Dwelling Owner	Mayor		yes
Elizabeth Ellis	new appointment	3 years, expiring 05/02/2026	yes	Toledo Design Collective	Mayor		yes



Wade Kapszukiewicz
Mayor

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Toledo, OH 43620
419-690-2305
driscoll.macgregor@gmail.com

MACGREGOR DRISCOLL

EDUCATION

CLEVELAND STATE UNIVERSITY
Master of Urban Planning and Development
Graduate Certificate Urban Economic Development
August 2016-May 2018

UNIVERSITY OF TOLEDO
Bachelor of Arts Religious Studies
August 2010-May 2014

SKILLS AND EXPERIENCE

- Governing Board and Financial Stewardship
- Neighborhood Master Planning, Corridor Planning, and Economic Development Initiative Experience
- Esri GIS Products (ArcMap, ArcGIS Pro, ArcGIS Online, Esri Business Analyst)

WORK HISTORY

CONNECTOLEDO- PLANNER OCTOBER 2018-PRESENT
Major Initiatives:

- Community Entertainment Districts
- Renewal of the Special Improvement District
- Implementation of Downtown Outdoor Refreshment Area
- Implementation of Multiple Historic Districts
- Beautification and Infrastructure Improvements

LEADERSHIP EXPERIENCE AND BOARD SERVICE

TOLEDO DESIGN COLLECTIVE-GOVERNING BOARD
January 2019-Present, Vice Chairman January 2021-Present

HISTORIC VISTULA FOUNDATION-TREASURER
February 2021-Present

GRACE COMMUNITY CENTER-GOVERNING BOARD MEMBER
May 2021-Present

OLD WEST END ASSOCIATION- BOARD OF TRUSTEES MEMBER
January 2023-Present

TOLEDO REGIONAL CHAMBER OF COMMERCE INSTITUTE FOR LEADERSHIP & ADVOCACY
Course Completion March 2019

William T. Harbert

Bill Harbert brings over 12 years of work experience from the public sector. He has managed large planning projects in the City of Toledo, provided planning guidance to all 11 townships in Lucas County, worked closely with both the City of Toledo and Lucas County Engineering and Transportation Departments on Projects and is an important advisor to the Warehouse and UpTown Districts. As a Certified GIS Planner, he has managed a range of public mapping and analytical projects in addition to administering the Plan Commission website.

EDUCATION

Bachelor of Arts, Geography and Planning, The University of Toledo, 2006
GIS Certification, West Virginia University - 2011

PROFESSIONAL WORK HISTORY

Toledo-Lucas County Plan Commissions, County Planner, 2012 to present
Monongalia County Planning Commission, Planner, 2011 – 2012
Monroe County Planning Commission, Planner: 2006 – 2010

PROFESSIONAL AFFILIATIONS

City of Toledo Transportation Committee – 2015 – present
TMACOG Transportation Planning Committee - 2012 - present
Toledo Warehouse District Architectural Review Committee, Secretary – 2014 – 2021
Toledo Warehouse District Master Plan Committee – 2016 – 2021
UpTown District Architectural Review Committee, Secretary – 2015 – 2016
Morgantown-Monongalia Metropolitan Planning Organization – 2011-2012
Monroe County Development Review Committee – 2007-2010
American Planning Association Member – 2004 - present

PROFESSIONAL EXPERIENCE

Bill has administered large planning projects such as the Promedica Steam Plant redevelopment, Promenade Park, Hensville, Berdan Building Redevelopment and the 1st review of the Sisters of Notre Dame Kroger Proposal. These projects required detailed coordination across various City Agencies including Parks and Recreation, Transportation and Engineering Services. These projects often included pre-application meetings neighborhood meetings with City Council Members and public hearings. In 2015, he was promoted to County Planner and in 2023 to Associate Planner.

As County Planner, he provides expert guidance to all eleven Townships in Lucas County. This guidance is based on his expertise and a detailed analysis of Township Zoning Resolutions, Township Land Use Plans, Planning Law and Best Planning Practices. His current position requires him to coordinate with the Lucas County Prosecutors office, in addition to the Lucas County Health Department, ODOT and Federal Agencies such as the Army Corp of Engineers.

Bill lives in South Toledo with his wife and two children. He enjoys playing golf, officiating and coaching youth sports and working on his property. He can be reached at 567-712-4820 or harbertbill@hotmail.com.

MICHAEL A. MILLER

709 Madison Ave. Suite 205 Toledo, OH 43604 | 419.460.4314 | mmiller@manhattangrp.com

EXPERIENCE

KWIK PARKING INC (TOLEDO, OH) | SEPTEMBER 2012 - PRESENT

PRESIDENT/ CEO | JANUARY 2023 - PRESENT

- ✓ Oversee the operation of all KWIK Parking, EZ Parking and Top Hat Valet operations.

VICE PRESIDENT OF OPERATIONS | JANUARY 2018 - DECEMBER 2022

- ✓ Oversee and grow the operation of over forty parking lots/garages and valet operations.
- ✓ Generate business opportunities and acquisitions for the company in the parking and valet sector.
- ✓ Develop methods to increase revenue and reduce costs.
- ✓ Develop training tools to advance employees and maintain company standards.
- ✓ Contract negotiations.
- ✓ Charged with maintaining and creating authentic relationships and partnerships within the community and with our clients.

OPERATIONS MANAGER | MAY 2014 - DECEMBER 2017

- ✓ Oversee the operation of over thirty-five parking lots/garages and valet operations and special events on a daily basis.
- ✓ Monitor employee productivity and optimize procedures to reduce costs and increase revenue.
- ✓ Maintain contracts and develop new relationships with new clients to grow the business.
- ✓ Attend and contribute to regular senior management meetings.
- ✓ Maintain several aspects of Human Resources, payroll, and timekeeping.
- ✓ Work directly with and oversee a staff of up to 80 employees.
- ✓ Responsible for all interviewing, hiring and continued training of all staff.
- ✓ Oversee the maintenance program and ensure the regular up keep of all parking lots and garages.
- ✓ Developed a driving training and safety program for the valet portion of the company.

DAYTIME MANAGER | AUGUST 2013 - MAY 2014

- ✓ Oversee the operation of all lots during the week and assisted other operations as needed.
- ✓ Scheduled all staff for all attended locations and maintenance.
- ✓ Led monthly employee meetings to give information, receive feedback, and provide updated training.
- ✓ Identified inefficiencies and made recommendations for operational improvements.
- ✓ Responsible for all snow removal on ten lots.
- ✓ Created training manuals for all locations to ensure lots were ran identical no matter the employee on duty.

ASSISTANT MANAGER | JANUARY 2013 – AUGUST 2013

SPECIAL EVENT ATTENDANT | SEPTEMBER 2012 – JANUARY 2013

SYLVANIA SCHOOL DISTRICT (SYLVANIA, OH) | AUGUST 2012 – MAY 2013

HIGH SCHOOL SCIENCE TEACHER: CHEMISTRY AND PHYSICS

- ✓ Taught Honors Chemistry and Remedial Physics.
- ✓ Responsible for six classes of 25+ students each.
- ✓ Prepared lesson plans and all materials for each section.
- ✓ Volunteered with the Science Olympiad team which competed around the nation.

EDUCATION

Bachelor of Education (AYA Chemistry and Physics Education); **University of Toledo**
Certified Professional Parker designation (CPP) for the National Parking Association

COMMUNITY INVOLVEMENT

Toledo Warehouse District Association: Board Member (July 2022- Present)

BOMA: Board Member (January 2019 – Present)

BOMA: Board President: (December 2022- Present)

Bowling Green Curling Club: Marketing Chair

Leadership Toledo – Class of 2019 -2020

Toledo Regional Chamber of Commerce: Vistage Emerging Leader 2023

Toledo Regional Chamber of Commerce: Institute for Leadership and Advocacy 2023

Jefferson Award Champion Winner (University of Toledo)

(The Jefferson Awards is a national program founded in 1972 by Jacqueline Kennedy Onassis, U.S. Senator Robert Taft Jr. and Sam Beard. This organization recognizes people who perform extraordinary acts of volunteer public service within their communities.)

Maumee Valley Country Day School – 2015 and 2016 seasons

- ✓ Assistant Varsity Coach

DEBORA GREGORY

1307 Elmwood Ave.
Toledo, Ohio 43606
(419) 320-7350

OBJECTIVE: As an Administration and Finance Manager, I aspire to coordinate all aspects of the financial and human resource areas of a fast-paced office effectively and efficiently.

SKILLS: Proven problem-solving and analytical skills in a fast-paced environment; excellent interpersonal skills and oral and written communication skills; ability to function in a challenging environment with a positive attitude while paying close attention to detail; capability to manage multiple projects simultaneously; and excellent internal/external customer service skills.

EXPERIENCE: ParkSmart, Toledo, OH 01/06- Present

Administration and Finance Manager

- Supervise cashiers/customer service representatives
- Submit files to the Ohio Bureau of Motor Vehicles for the D.E.T.E.R. Program
- Data entry of all revenue from 5 different income streams daily
- Responsible for accounts receivable and accounts payable
- Bi-weekly payroll
- Manage benefits including medical, dental, vision and life insurance
- Administrator for 401(k) group plan
- Manage bank accounts and balancing of accounts monthly
- Create monthly financial reports through Great Plains with 5 Trial Balances
- Create and enter yearly budget of over \$3million in revenue into Great Plains
- Create wire transfers for bond payments
- Inventory and order all office supplies
- Hire and discharge employees

Renhill Staffing Services, Toledo, OH 10/05- 04/06

Intellishop - Administrative Assistant

- Managed and organized office; and effectively performed administrative duties
- Processed customer payments and executed bank deposits

5/3 Bank, Toledo, OH 06/04-09/05

Senior Customer Service Representative

- Assisted in the interviewing, hiring, training, and performance evaluations process; encouraged a productive and team-spirited, customer-centric environment.
- Developed teller schedules
- Followed-up on and resolved customer complaints

EDUCATION: Owens Community College, Toledo, OH
Small Business Management Ownership Certificate 05/04
Cornell University- Women's Entrepreneurship Certificate 2/22

BOARDS: Y.W.C.A. Toledo, OH, 2018-Present
Vision Empowerment Board 2019-Present

NOTARY: 2012-Present

Michael B. Stancati

2806 Falmouth Rd. Ottawa Hills, OH 43615 • 419-290-8711 • Mike@saucehospitality.com

EDUCATION

Ohio University, Athens, Ohio

Bachelor of Business Administration, June 2007
Major: Finance

The Illinois Institute of Art, Chicago, Illinois

Associate Degree, June 2009
Major: Culinary Arts

HOSPITALITY

Hannon's Block Restaurant, Toledo, OH

Owner 2020-Present

- Opened Hannon's Block in March 2021
- Lead daily operations at the restaurant
- Committed to providing a reputable business for Downtown Toledo

Green Street Smoked Meats / High Five Ramen, Hogsalt Hospitality, Chicago, IL

General Manager - August 2015-March 2018

- Promoted to general manager after six months in role as sous chef
- Attained a level of 20% cash flow from operations as GM by continually increasing sales
- Responsible for analyzing quarterly and annual budget reports
- Created and developed new revenue streams by implementing and overseeing catering and private events
- Managed a team of 60+ employees over 3 outlets including High Five Ramen and Sawada Coffee
- Responsible for staffing, scheduling and development of training materials
- Maintained relationships with multiple vendors covering all sectors of the industry
- Continually improved hospitality reviews, evident on feedback sites such as Yelp! and Google
- Fully trained in bartending and barista services

Small Cheval, Hogsalt Hospitality, Chicago, IL

Opening Chef - June 2015 - August 2015

- Responsible for opening research and development for a new concept
- Developed kitchen arrangement and flow of production
- Sourced credible vendors and arranged tastings to ensure quality
- Facilitated hiring and scheduling of opening team
- Set standards and expectations for staff

Cocello Restaurant, Hogsalt Hospitality, Chicago, IL

Executive Chef - February 2015 - June 2015

- Promoted to executive chef after one month in my role as sous chef
- Responsible for staffing, scheduling, menu development
- Perfected skills of fish and meat butchery
- Directed ordering of food and supplies to meet weekly budgets
- Responsible for training and grooming staff
- Developed new outlets for revenue including semi private family style dining

Bavettes Bar and Boeuf, Hogsalt Hospitality, Chicago, IL

Lead Line Cook - Garde-manger, Broiler, Sauté November 2013 - February 2015

- Refined skills in fry, sauté, broiler, fish and meat butchery
- Excelled in quality food preparation in a rigorous and fast paced kitchen environment
- Expedited services for upwards of 400 guests

OTHER

Clune & Associates, Chicago, Illinois

Operations - Financial Planning, July 2007 - July 2009

Catherine Schrein

Toledo OH 43604

908-202-3924 cathyschrein@yahoo.com

Professional Summary

Strong leader and problem-solver dedicated to streamlining operations to decrease costs and promote organizational efficiency. Uses independent decision-making skills and sound judgment to positively impact an entity's success.

Skills

- Directing Team Members
- Negotiation and Conflict Resolution
- Sustainability Evaluation
- Creative Solutions

Work History

05/1998 to 07/2013

Environmental Science Department Manager

Somerset County (NJ) Park Commission – *Basking Ridge, NJ*

- Established performance goals for employees and provided feedback methods for reaching those milestones.
- Maintained positive customer relations by addressing problems head-on and implementing successful corrective actions.
- Set aggressive targets for employees to drive department success and strengthen motivation.
- Implemented process improvement to shape organizational culture, optimize procedures for higher efficiency and to help the Commission evolve and grow.
- Communicated with other departments to maintain transparency.
- Maintained professional demeanor by staying calm when addressing unhappy or angry customers.
- Defined clear targets and objectives.
- Created and enforced department policies, procedures and standards to establish creative and quality programs.
- Successfully established and managed million-dollar annual budgets.
- Recruited, interviewed, hired, and evaluated employees to create a professional, productive staff.
- Worked with federal, state, and local organizations to coordinate various outreach programs.

05/1992 – 04/1998

Administrative Staff Member

Bergen County Department of Parks *Hackensack, NJ*

- Built and maintained excellent customer relationships through timely response to inquiries and going above and beyond to accommodate unusual requests.
- Continually sought methods for improving daily operations, communications with clients, recordkeeping and data entry for increased efficiency.
- Identified and recommended changes to existing processes to improve accuracy, and efficiency, and quality service.

Education

Master of Science: Environmental Science

Montclair State University – Montclair, NJ

Bachelor of Arts: Elementary Education and Theatre

University of Toledo – Toledo, OH

Affiliations

Returning to Toledo, my hometown, in 2013 I moved into the Bartley Lofts in the Warehouse District. Within the year, I joined the Toledo Warehouse District Association as an active member and by 2016 I was working on the Wander the Warehouse committee. In 2018 and 2019 I chaired the event.

I became a TWDA Board member in 2018 and Vice-president in 2019.

Over the past four years I have served on various community committees including those organized to rewrite master plans. I also serve on the Toledo Warehouse District Architectural Committee.

Additional Information

I was born and raised in Toledo, moved to New Jersey for a then-spouse's employment. I returned to Toledo when I retired. I was excited to find that downtown/Warehouse District was beginning a revival. It was, and still is, the place I want to live. I have a strong desire to contribute to my community; to assist in continuing the growth for present and future generations.

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Elizabeth Ellis

Dedicated to increasing the awareness that thoughtful urban design and planning should be a right of everyone, not a privilege of few. Passionate about fostering meaningful relationships with neighborhood organizations to produce comprehensive neighborhood plans.

Studio Director

Toledo Design Collective
2021 - Current

Leads the organization in project and program development. Active advocate and face of the non-profit to cultivate meaningful relationships with funders, clients, neighborhood partners, staff and board members.

Urban Designer

Toledo Design Collective
2017 - 2021

First full-time staff member of the organization. Coordinated meetings and workshops with neighborhood partner to create comprehensive and equitable neighborhood plans. Responsible for project management and project retainment. Creator of final documentation of projects.

Architectural Designer

Louis + Partners Design
2015 - 2017

Responsible for schematic design and construction documents. Coordinated with Project Manager client needs and expectations.

Expertise

- Project Management
 - Staff Development
 - Public Speaking
 - Neighborhood Planning
 - Conceptual Site Planning
 - Architectural Design
 - Community Engagement
 - Grant Writing
 - Fundraising
-

Affiliations

Junction Coalition Housing
Committee
2019 - Current

UpTown District Architectural
Review Committee
2019 - Current

Junction Coalition
2019 - 2023

AIA Toledo
High School Design
Competition Committee
2019 - 2022

Master of Architecture

Kent State University
2015 - 2017

Master of Urban Design

Kent State University
2015 - 2017

Bachelor of Science in Architecture

Kent State University
2011 - 2015
