

To: Carrie Hartman, President, and Members of City Council

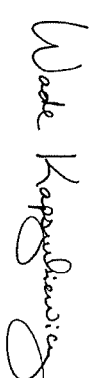
From: Wade Kapszukiewicz, Mayor

Subject: Appointment to the Toledo Community Improvement Corporation

9/9/2025

I Recommend the Following Appointments to the Toledo Community Improvement Corporation

Appointee	Appointee Replaced	Proposed Term of Office	Section 61		Reserved Slot / Type	Recommended by (if applicable)	Attendance Record	Resume attached
			waiver as a special	engagement				
Tyran Boyd	new appointment	2 years, expiring 09/09/2027	yes		Minority Business Interests Regional Economic Development	Mayor	n/ a	yes
Matthew Heyrman	new appointment	2 years, expiring 09/09/2027	yes			Mayor	n/ a	yes
David Mann	new appointment	1 year, expiring 09/09/2026	no		Neighborhood or Community Development	Mayor	n/ a	yes
Julia Randles	new appointment	3 years, expiring 09/09/2028	yes		At-large	Mayor	n/ a	yes
Timothy Schlachter	new appointment	3 years, expiring 09/09/2028	yes		At-large	Mayor	n/ a	yes



Wade Kapszukiewicz
Mayor

Tyran A. K. Boyd

Managing Director

Education:

Bowling Green State University, Bachelor of Science, *Construction Management*

Community College of the Air Force, Associates in *Emergency Management*

Experience:

Construction industry, 22 years

With Boyd & Associates Consulting, LLC., 9 years

Role Responsibilities:

As the Managing Director, Mr. Boyd serves as your primary point of contact, managing all resources while providing operational oversight and leadership to the execution of each project by Boyd & Associates Consulting, LLC. (BAC). With his construction and community partnership knowledge, Tyran engages all stakeholders strategically creating products to match each partner's needs.

Tyran's 22-year background in construction coupled with 14 years of military service speaks to his leadership, experience, professionalism and service to the community. He is well thought of, respected and known within the community; his name has become his brand.

Professional Organizations and Affiliations:

Maumee Valley Habitat for Humanity – Board of Directors, *Member*

The Public Broadcasting Foundation of Northwest Ohio – WGTE Board of Directors, *Member*

Toledo Design Collective – Board of Directors, *Member*

Connecting Kids to Meals – Board of Directors, *Member*

20Under40 Toledo, Selection Committee, *Judge*

Spencer Township, OH

- Zoning Commission Board, *Chair/Member*
- Land Use Committee, *Member*

Boy Scouts of America, Erie Shore Council, Nominating Committee, *Member*

Toledo Public Schools

- Career Technology, Advisory Board *Member*
- Construction Technology, Advisory Board *Member*

Toledo African American Chamber of Commerce (TAACC), *Member*

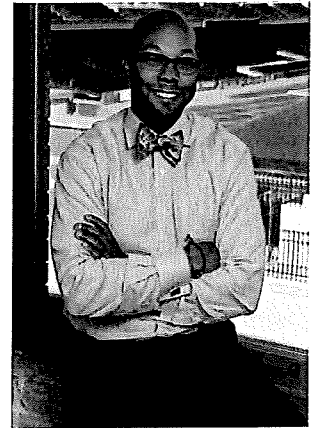
National Guard Association of the United States, *Member*

Notable Projects:

Cultural/Entertainment:

Toledo Lucas County Public Library, Toledo, OH

- Main Library
 - Over 100,000 sq. ft of interior renovation, environmentally friendly upgrades and historical preservation;



BOYD & ASSOCIATES
— CONSULTING, LLC — 

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- Open floor plan while implementing modern technological resources;
 - Flexible, multi-functional space;
 - Multiple movable tables, smart boards, and TV monitors.
 - Business incubator space;
 - Children's and gallery areas expansion;
 - Gift shop relocation;
 - New café creation;
- New 26,000 sq. ft. green roof to improve stormwater management, conserves energy, mitigates the urban heat island, reduce noise and air pollution and provides space for urban agriculture;
- Mott Branch
 - New 19,000 sq. ft. neighborhood resource center construction;
 - Canopy and roof to mimic trees;
 - Flexible, multi-functional space;
 - Large and private meeting space;
 - Reading & book stacks;
 - STEM learning;

- Glass City Center/Ballroom, Toledo, OH*
- Over 270,000 sq. ft. of new, buildout and/or interior renovation construction;
 - 3-story, 1,150 seating capacity ballroom;
 - "Pocket park" and meeting space;

- Over 40,000 sq. ft. of buildout and/or interior renovation construction;
- Offices and galleries;

- Director/CEO's & Ancillary staff;
- Curatorial departmental office;
- Education departmental office;
- Asian and Ethiopian gallery;
- Collections & Registrar departmental office;

Healthcare:

ProMedica Health System, Toledo, OH

- Over 1.8M sq. ft. of new construction:
 - 14-story, 309-bed patient tower;
 - Medical/surgical private rooms;
 - Critical care, operating, minor procedure, emergency, labor and delivery rooms and full diagnostics;
 - Orthopedic hospital and Medical Office building;
- Over 300,000 sq. ft. of buildouts and/or interior renovation construction:
 - Suites;
 - Imaging & Nuclear Medicine;
 - Surgical;
 - Endoscopy;

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- Penthouse for mechanical equipment and an addition to the Central Energy Plant;
- Pharmacy and Sterile Processing Center;
- Conference Center and meeting rooms;
- Psychiatric and Step-down units;
- Medical/surgical private rooms;

Zepf Center, Toledo, OH:

- Over 80,000 sq. ft. of buildouts and/or interior renovation construction:
 - Recovery house/center and Administration offices;

Food & Beverage:

Peach Cobbler Factory, Perrysburg, OH;

- 1,500 sq. ft. dessert shop tenant fit out;

The Flying Joe, Perrysburg, OH;

- 3,700 sq. ft. coffee shop and restaurant tenant fit out;

Educational:

Bowling Green State University, Bowling Green, OH;

- Over 43,000 sq. ft. of buildout and/or interior renovation construction,
 - 4-story, STEM education and research labs for Moseley Hall;

Toledo Public School, Toledo, OH

- Over 4.2M sq. ft. of new, buildout and/or interior renovation construction;
 - 45 building district-wide school reconstruction program;

Certifications & Awards:

OSHA 30 hour Certified

20Under40 Toledo Recipient

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BOYD & ASSOCIATES 
—CONSULTING, LLC—

Matthew S. Heyrman

mheyрман@gmail.com 8929 West Bancroft Street, Toledo, Ohio 43617 Cell: (419) 930-7786

Profile

Driven leader with experience building consensus to move organizations forward.

Employment Experience

Board of Lucas County Commissioners

Deputy County Administrator

September 2018 to Present

- ◆ Serve as the countywide Director of Economic Development
- ◆ Developed and implementing Lucas County's Economic Development Visionary Roadmap
- ◆ Support the administration of a \$190+ million general fund budget amongst highly diverse stakeholders
- ◆ Facilitated the consolidation of eight 9-1-1 call centers serving 28 public safety agencies
- ◆ Served as the Deputy Incident Commander for Lucas County's coordinated response to COVID-19

Director of Public Health and Safety / Senior Project Manager

May 2014 to February 2017

- ◆ Coordinated, developed and implemented countywide policy related to criminal justice, emergency services, and public health systems
- ◆ Established a comprehensive plan to reform Lucas County's criminal justice system by building consensus amongst diverse stakeholders that garnered \$7 million in private investment and resulted in a 38% reduction in jail population while maintaining community safety

Emergency Management Agency (EMA) Director / Deputy Director of Emergency Services

December 2012 to May 2014

- ◆ Managed, lead, and coordinated countywide emergency management, emergency medical services (EMS) and 9-1-1 departments
- ◆ Managed large scale public safety capital projects and contracts to include a countywide public notification system, EMS microwave communications system, and agreement for countywide EMS services between the County and local fire departments

Homeland Security Project Manager - *January 2011 to December 2012*

Acting EMA Director - *April 2010 to January 2011*

Emergency Services Project Manager - *June 2007 to April 2010*

Emergency Services Intern - *May 2006 to June 2007*

RMF Nooter, LLC (Nooter Toledo)

Director of Business Development

March 2018 to September 2018

- ◆ Developed strategies to diversify the penetration of a traditional industrial and refinery-based industrial contractor into new markets to include sustainable energy and logistics

- ◆ Directed and engaged local workforce development in the area of commercial construction and associated trades
- ◆ Negotiated, coordinated, and administered collective bargaining agreements with local general construction trades

Community Board Service

WGTE Public Media (2022 to Present)

Lucas County Economic Development Corporation, President (2023 to Present)

ConnectToledo/Regional Growth Partnership/Toledo Regional Chamber of Commerce/Lucas County/City of Toledo – Economic Development Visioning Steering Committee (2023 to Present)

Downtown Toledo Master Plan Update Steering Committee (2023)

Toledo-Lucas County Board of Health (2011 to 2021)

Toledo Area Regional Transit Authority (2018)

Education

Master of Public Administration, University of Toledo (2007)

Bachelor of Arts, University of Dayton (2005)

David P. Mann

1424 Sabra Road, Toledo, Ohio 43612

Experience

- President & CEO | Lucas County Land Reutilization Corporation** 2013 – Present
Leads an innovative, public non-profit organization dedicated to strengthening neighborhoods by returning vacant, tax-delinquent, and deteriorated properties to productive use. Oversees a staff of 9 professionals and an annual budget of over \$10 million. Recognized as one of the most effective land banks in the country.
- Attorney | Marshall & Melhorn, LLC** 2012 – 2019
Associate and Of Counsel in the Business practice group, concentrating on business and commercial transactions, real estate, tax, non-profit, and local government law.
- Vice President & Executive Director | Lucas County Land Reutilization Corporation** 2010 – 2012
- Executive Assistant / Public Affairs Liaison | Board of Lucas County Commissioners** 2005 – 2010

Admissions

- Supreme Court of Ohio** 2012
- United States District Court, Northern District of Ohio** 2012

Education

- Juris Doctor, *summa cum laude* | The University of Toledo College of Law**
Member | Order of the Coif and Order of the Barristers
Barrister, Best Oralist, and Best Team | 34th Annual Charles A. Fornoff Moot Court Competition
2012 Sixth Circuit Distinguished Bankruptcy Law Student | American College of Bankruptcy
- Bachelor of Arts, *magna cum laude* | The University of Toledo**
Majors: English, concentration in writing & Women's and Gender Studies
2003 University of Toledo Outstanding Student Leader
2004 Outstanding Student in the Department of Women's and Gender Studies

Awards & Community Involvement

- Founding Board Member, Treasurer | Ohio Land Bank Association** 2018 - Present
- Board Member | Toledo-Lucas County Port Authority** 2019 - 2023
- Member | Toledo Bar Association Grievance Committee** 2016 – 2018
- Recipient | 20 Under 40 Award** 2013
- Founding Board Member | EqualityToledo** 2005 - 2014

Julia Randles – Bio for Consideration to the Board of Directors, Community Improvement Corporation (CIC)

Julia Randles brings over 20 years of experience in construction and real estate development, with a proven track record of delivering impactful projects across both public and private sectors.

The first decade of Julia's career was spent in Chicago, where she managed large-scale institutional construction projects for clients such as universities, school districts, healthcare systems, and municipalities. This foundation sharpened her ability to lead complex, multi-stakeholder efforts with a focus on quality, efficiency, and long-term value.

Over the past eight years, Julia has devoted her work to the revitalization and growth of Toledo. As co-owner of Crane Development, she and her partner have assembled a portfolio of over 20 properties, totaling more than 200,000 square feet and four acres across the city. Their work emphasizes a block-by-block development strategy—combining the adaptive reuse of historic buildings with thoughtful new construction—to foster vibrant neighborhoods, economic opportunity, and a strong sense of place.

Julia's development philosophy centers on community impact, long-term sustainability, and respect for Toledo's historic fabric. Her commitment to the city is both professional and personal: she has built her business and invested her career here, and remains deeply engaged in shaping its future.

With her technical expertise, entrepreneurial perspective, and demonstrated passion for Toledo's continued transformation, Julia is well-positioned to contribute meaningfully to the Community Improvement Corporation. She looks forward to working collaboratively with public and private stakeholders to create lasting, inclusive impact for the city.

Timothy Schlachter
9040 Rolling Hill
Holland, Ohio 43528
(419)466-5501
tim.schlachter@svn.com

Summary Statement

Over 35 years of business management experience relating to real estate sales, marketing, finance, construction and strategic business planning. A dedicated community leader, focused on the continued improvement and economic prosperity of the Northwest Ohio and Southeast Michigan region.

Professional Experience

SVN-Ascension Commercial Realty Toledo, Oh

President/Managing Director 2022-Present

- Licensed Ohio Real Estate Broker responsible for all aspects of managing the company's real estate brokerage and property management operations.
- As a licensed Broker, consistently consummate yearly real estate transaction volume totaling \$10,000,000.
- Successfully negotiated and implemented plan to separate the former Danberry Commercial Realty business from Miller Diversified.
- Negotiated and implemented plan to join the global real estate platform of SVN, a national CRE leader with nearly 200 offices, 2,000 advisors over 15 billion in yearly transaction volume.

iTCart

Global Commercial Real Estate Ambassador 2025-Present

- Responsible for advising the company in matters and opportunities related to the integration of AI within the commercial real estate platform.

Miller Diversified Realty, LLC Maumee, Oh

President 2017-2021

- Licensed Ohio Real Estate Broker responsible for all aspects of managing the company's real estate brokerage and property management operations.
- As a licensed Broker, consistently consummated yearly real estate transaction volume totaling \$10,000,000.

-Led team of six stake holders through the planning and implementation of the successful merger between Danberry Commercial Realty and Miller Diversified Real Estate Company.
-Designed and manage referral program between Miller Diversified Realty and Miller Diversified Construction as well as The Danberry Co., Realtors.
- Served as Executive Advisor to the Miller Investment Fund

**The Danberry Company, Realtors
Toledo, Ohio**

**Vice President of Business Development and Commercial Operation
2012-2017**

-Responsible for recruiting and onboarding commercial real estate agents
-Guided brokerage company through five years of double digit growth
-Formed a commercial property management division which managed over 1,000,000 square feet of space in the Northwest Ohio Region.
-Member of Leadership Team which advised the company ownership on day to day operations as well as strategic planning.

**Fifth Third Bank of Northwest Ohio
Toledo, Oh**

Affiliate Sales Manager II, Residential Mortgage Division 2010 - 2012
-Managed a team of 12 Mortgage Loan Originators, with specific focus on production goals, business plans, development plans and community involvement.

-Served on a committee which focuses on the development and implementation of processes which support the One Bank culture within our affiliate.
-Served as liaison between the bank and various trade organizations and quasi governmental agencies which are connected to the residential mortgage line of business.
-Managed recruitment, hiring and training process for new Mortgage Loan Originators.

**Buckeye Specialty Homes, Buckeye Real Estate Group
Toledo, Oh**

President and Co-Founder 1994 – 2010

- Leader of firm, whose yearly revenue peaked in excess of \$15,000,000, construction of over 700,000 square feet of commercial space and residential construction projects totaling more than 400 units.

- Created and implemented strategic business plan for multi-faceted development and construction company.
- Developed and maintained mutually beneficial relationships with financial institutions and private equity groups.
- Generated sales of build-to-suit projects for professional, retail and medical office users. Average deal value greater than \$1,000,000.

**KTC Management Company/Thomas Building Company
Toledo, Oh**

President 1990-1994

- Lead management group in the oversight of 1,200 residential units and 23 major tenant anchored retail centers.
- Maintained residential occupancy levels at 93% and above.
- Restructured leasing and maintenance departments resulting in the achievement of better than industry average benchmarks in vacancy percentage, turn-over refurbishment expense and fixed cost percentage.
- Guided building company through three consecutive years of sales growth in excess of 100%.

**Continental Real Estate Company
Columbus, Oh**

Licensed Commercial Realtor 1988-1990

- Successfully developed and implemented marketing plan for office/warehouse development located in the Green Meadows Park.
- Consummated lease and build to suit contracts valued over \$4,000,000 in consecutive years.
- Designed and implemented development and construction financing programs with local banks and insurance companies.

Education

The Ohio State University Columbus, Oh

BSBA Finance

Certified Commercial Investment Manager

Graduate of ProMedica Leadership Institute, November 2008

Licensed Ohio Real Estate Broker

Professional Trade Involvement

Home Builders Association of Greater Toledo (HBA)

President 2005

President Elect 2004

Treasurer 2003

Secretary 2002

Grievance and Ethics Committee 2001-2004

Property Right Coalition 2005-2008

Foundation Board 2008-2012

Community Involvement

Better Business Bureau of Northwest Ohio and Southeast Michigan

-Current member of the Board of Directors

Sylvania Township Board of Zoning Appeals

-Past trustee of board which rules on appeals to the Township's zoning code

Epworth United Method Church

-Past member of the Building Committee which has planned and oversaw a

\$4,500,000 renovation to the Church.

ProMedica Health System

-Manage real estate transactions on behalf of the system and provide

property management services for non-clinical properties owned by the

system, including The Innovation Post, located at 1300 Jefferson.

-Past Board Member of the Toledo Children's Hospital Foundation Board,

integral in raising \$2,500,000 per year, furthering the mission of the Toledo

Children's Hospital.

-Past Chairman of the Board of Trustees of the Toledo Children's

Hospital with main duties centered around quality of care and financial

oversight.

-Past member of the Central Region Board of Trustees and The Central

Region Finance Committee. Responsible for financial oversight and

strategic planning for all acute care facilities located within the Central

Region, including Toledo Hospital, Toledo Children's Hospital, Flower

Hospital, Wildwood Orthopedic Hospital and St. Luke's Hospital.

-Past member of the Quality and Credentialing Committee. Duties center

around the development and achievement of certain quality matrixes and the

oversight of the physician credentialing process for privileges within the hospital system.

- Ohio Children's Hospital Association. Past member of Clinical Quality Initiative in conjunction with Cardinal Health and the seven other children's hospitals in the state of Ohio. This is the only such collaborative of its kind in the nation and is responsible for the implementation of new best practices surrounding harmful events such as surgical site infections, blood stream infections, code response and the reduction of medicine dosage errors.

Maumee Valley Habitat for Humanity

- Past Member of 30th Anniversary Celebration Steering Committee
- Past Member of Executive Director Search Committee
- Lead organizer of four build projects with Epworth United Methodist Church.
- Lead builder of Blitz Build in 2006 and 2008, resulting in the construction of twelve homes in a one week time period.

Extreme Makeover Home Addition

- Chosen by production staff to be lead builder. Directed a team of over 4,000 volunteers in the construction of a home for the Frisch Family of Toledo. Episode aired on ABC on November 16, 2008.

Sylvania Schools Athletic Foundation

- Past Member of committee, including the district superintendent, formed to raise \$4,500,000 for the construction of sporting facilities at the two local high schools and two local middle schools.

Membership and Awards

- Toledo Regional Association of Realtors
- Ohio Association of Realtors
- National Association of Realtors
- Certified Commercial Investment Member
- Greater Toledo Area Chamber of Commerce
- Sylvania Area Chamber of Commerce
- The Brisson Board, St. Francis de Sales School
- Foundation Board, Home Builders Association of Greater Toledo
- 2009 Torch Award Finalist, Better Business Bureau
- 2008 Congressional Letter of Recognition, Marcy Kaptur
- 2008 Key to the City, Toledo Mayor Carty Finkbiener

- Home Builders Association of Greater Toledo Presidents Award for outstanding service to the association in 2004 and 2008.
- Home Builders Association of Greater Toledo. Rayner B. Pyle Award for outstanding service to the industry in 2006 and 2008.
- Sylvania Community Improvement Corporation Top Project in 2001, 2002 and 2003.
- Home Builders Association of Greater Toledo Sales and Marketing Award winner in 2005 and 2007.