

# 2016 Community Development Conference



## 2016 Community Development Conference Speaker Bios

### **Bret Allphin, Buckeye Hills – Hocking Valley Regional Development District**

Bret Allphin has 16 years of experience with the Buckeye Hills – Hocking Valley Regional Development District in Marietta Ohio, serving as GIS Manager and most recently as Development Director since 2012. Buckeye Hills is a Local Development District that serves as a liaison between local governments and public agencies at the State and Federal level. Buckeye Hills acts on behalf of residents of an eight county region in Southeastern Ohio to provide a range of community services including grant administration, grant research, mapping and data research, transportation planning, small business development, and senior services through the Area Agency on Aging. Mr. Allphin is a 2001 cum laude graduate of Marietta College where he majored in Political Science and minored in Leadership Studies.

### **Deborah Diez, U.S. Department of Housing and Urban Development**

Deborah Diez works for the HUD Office of Labor Standards and Enforcement in Chicago. She is responsible for the state of Ohio and oversight for Wisconsin and Michigan. She has been with the Office of Labor Standards and Enforcement for five years. Previously she worked in the HUD Chicago Office of Native American Programs performing full program audits. She has experience in policies, procurement, finance, environmental review, Davis Bacon, and eligibility. Before working for the government she worked in finance and started her career teaching school. She is a native to Arizona and went to Arizona State University. She now lives in Highland Park, Illinois.

### **Pam Ewing, Ohio Rural Community Assistance Program**

Pam has been with Ohio Rural Community Assistance Program (RCAP) since 2009 and provides technical assistance and training to rural communities in the development of water and wastewater systems. This includes assisting communities in determining cost effective financing, preparation of funding applications, facilitating communication with funding agencies, environmental assessments, and conducting short courses on management, technical and financial responsibilities of a utility. Ms. Ewing came to Ohio RCAP after 27 years of employment with USDA Rural Development. While at USDA, she was responsible for loan making and loan servicing in the Water and Waste Disposal and Community Facility Programs in northeast Ohio. Primary duties in this capacity included loan and grant underwriting, loan servicing and preparation of environmental assessments.

### **Jerry Newton, Licking County Planning & Development and Licking County Area Transportation Study**

Jerry Newton, AICP, serves as the Licking County Planning & Development Director and Executive Director of Licking County Area Transportation Study (a federally funded and designated MPO) since 2011. Working with 25 townships, five cities, and 11 villages, in this growing central Ohio county of 170,000, Newton was identified in 2014 by Columbus Business First's "20 People to Know in Government." Newton has excelled in the field of planning and development for over thirty years. With multiple honors, certifications and degrees, including a master's degree in Geography, Newton served as the Boone County (KY) Planning Director and Zoning Administrator before being recruited to Cabarrus County, NC where he eventually served as an assistant county manager overseeing all growth related departments. His dynamic style of leadership, planning, and development grew in the private sector from 1996 through 2011. He designed multi-family, commercial, residential, retail sites and structures, subdivisions and developments, built his own subdivisions, was an active licensed real estate broker, instructor and firm owner with 70+ agents; general contractor, site selector, and designer, and a highly prized land use and development consultant in the Carolinas.

Jerry is known as an (Isaac) Newtonian transformational steward leader in the academic community where he serves as an adjunct professor for the University of Charleston currently teaching four courses per semester. His adult students include active military with many being in special forces. Newton is working on his Doctorate in Executive Leadership (DEL) from the University of Charleston with an anticipated graduation in 2018.

Newton's steward leadership finds ways to get the important, difficult things done that help and better communities as well as just making them better places to work, live, and recreate. In addition to being an active member of and singer at Spring Hills Church in Granville, Jerry serves on multiple local boards including the local convention and visitors' bureau and the county economic development board. He returned from an emergency Hurricane Matthew medical relief trip from Haiti on November 7th.

Jerry and his wife Darlene of 33 years live in Newark, Ohio. They have four adult children, a son-in-law, and three grandchildren; all but one live in North Carolina.

#### **Susan Willeke, Ohio Ethics Commission**

Susan Willeke is an accomplished government-relations professional with more than 24 years' experience in public affairs, communication and public speaking. Susan joined the Ohio Ethics Commission in 2005 as the Education and Communications Manager where she oversees and conducts educational and communication outreach. In that position, Susan presents approximately 200 speeches annually, develops information strategies regarding agency programs and represents the Ethics Commission to Ohio citizens, the media and the Ohio legislature. Prior to joining the Commission, Susan served in the communications office at the Ohio Environmental Protection Agency and as a legislative aide in the Ohio House of Representatives. She is a Summa Cum Laude graduate of Ursuline College in Pepper Pike, Ohio.

#### **Pearl-Jean Mabe, Heritage Ohio**

Pearl first started working with Heritage Ohio at the end of 2013 as a Revitalization Intern while completing her B.S. in City and Regional Planning at The Ohio State University. After graduating she stayed with Heritage Ohio, serving two years with AmeriCorps through the Ohio History Connection's Ohio History Corps as our Workshops and Communications Coordinator. During that time she helped launch the Young Ohio Preservationists, redeveloped and modernized Heritage Ohio's website, hosted the webinar series, coordinated our continuing education credits for the American Institute of Architects, designed and published Revitalize Ohio, and was consistently been a valuable member of the Heritage Ohio team. As the Downtown Program Coordinator, Pearl serves as the coordinator for the Franklin County Downtown Works Program and Downtown Affiliate Program, as well as associate coordinator of the Ohio Main Street Program.

#### **Bill Palmer, State Historic Preservation Office of Ohio**

William Palmer has been the Architecture Development Reviews Manager with the State Historic Preservation Office of Ohio for the past 16 years. He holds a Master of Arts in History & Historic Preservation from Youngstown State University.

#### **Steve Ferryman, Ohio Emergency Management Agency**

Mr. Ferryman joined the Ohio Emergency Management Agency in December 2008 and serves as the Mitigation Branch Chief for Ohio. The Mitigation Branch administers FEMA's Hazard Mitigation Assistance programs for the State. The Mitigation Branch is also responsible for maintaining the State of Ohio Hazard Mitigation Plan.

Prior to joining the Ohio EMA, Mr. Ferryman worked at the Ohio Department of Natural Resources, Division of Water, Floodplain Management Program for nine years. Major responsibilities included assisting communities in maintaining National Flood Insurance Program compliance and providing technical assistance and information about floodplain management to Ohio communities. Mr. Ferryman helped develop and implement the Floodplain Management Program's first grant to Ohio communities, which provided funding and technical assistance to create local natural hazard mitigation plans.

Mr. Ferryman started at ODNR as an intern with the Water Resources Section in 1998. He provided groundwater information and technical assistance, conducted groundwater pump tests, and represented the division at public and educational events.

Mr. Ferryman graduated from The Ohio State University in 2000 with a Bachelor of Science in Sustainable Resource Management with an emphasis in Water Resources. He is a Certified Floodplain Manager and member of the Association of State Floodplain Managers.

### **Christopher Thoms, Ohio Department of Natural Resources**

As Ohio's Floodplain Management Program Manager and National Flood Insurance Program (NFIP) State Coordinator, Christopher Thoms has the privilege of leading one of the top floodplain management staffs in the nation. In a range of capacities and with various job titles, Mr. Thoms has educated Ohioans of all ages since 1978 and specifically concerning floodplain management since 1993. He and his staff are responsible for assisting communities with understanding and implementing sound floodplain management programs, helping them become and/or remain compliant with NFIP-participation requirements and state flood damage reduction standards. Mr. Thoms and his staff seek to effectively provide technical assistance and education to Ohioans concerning land use and planning for flood hazard areas. In partnership with other agencies, working to develop policies and coordinate legislation to accomplish the twin state floodplain management objectives of reducing flood damages while promoting the natural beneficial functions of floodplains, Mr. Thoms and his staff seek to be advocates for Ohio communities in their floodplain management efforts.

Mr. Thoms has a wealth of experience as a public speaker and instructor for students, citizens, local, state, and federal officials, members of community organizations, and professionals. He is a certified teacher, who has taught in elementary, secondary, and college classrooms, authored, A Guide to Substantial Damage Determinations for local permit officials, coauthored curriculum, and conducted a variety of training workshops around the country. Mr. Thoms was the founding editor of Ohio's floodplain management newsletter, The Antediluvian, which provides articles and information in support of the local floodplain manager through two editions each year.

A Certified Floodplain Manager (CFM), he is a member of the national Association of State Floodplain Managers, an Ohio Floodplain Management Association Board member, and serves on numerous other boards, committees, and partnerships to forward floodplain management. Mr. Thoms received a Bachelor of Science degree in Resource Development from the University of Rhode Island with graduate studies in education and specialized training in floodplain management from FEMA's Emergency Management Institute. Honored with OFMA's Distinguished Member Service Award, and—with the other team members—received the Association of State Floodplain Managers Award for Excellence, USACE's Silver Jacket Leadership Recognition (and Jacket), ODNR's Awards Celebrating Excellence (ACE), and a Governor's Recognition for Ohio's Structure Inventory Team.

### **Kendra Kennedy, State Historic Preservation Office of Ohio**

Kendra Kennedy is a Registered Professional Archaeologist and a Project Reviews Manager with the State Historic Preservation Office of Ohio. She received her Bachelor of Arts in Anthropology from the University of Notre Dame in Indiana and her Master of Arts in Historical Archaeology from the University of West Florida in Pensacola. Over the past 15 years, Ms. Kennedy has worked as a terrestrial/maritime archaeologist and historic preservation specialist in Ohio, Texas, Maryland, Florida, Virginia, Michigan, Indiana, Illinois, and Wisconsin.

### **Holly Mattei, Fairfield County Regional Planning**

Holly Mattei, AICP, is the Executive Director of the Fairfield County Regional Planning. She has been with the Regional Planning Commission in various capacities since 2001. Under Ms. Mattei's leadership, Fairfield County has received \$1.7M through the competitive CDBG Neighborhood Revitalization Program, which has provided much needed infrastructure to five communities in the county. In addition to administering the Fairfield County CDBG program, Ms. Mattei and her team are responsible for various planning activities for the county, including subdivision administration; zoning reviews, floodplain administration; commercial building permit administration; transportation planning, and long range visioning. Ms. Mattei holds a B.A. in Geography from Miami University and a Master's of City and Regional Planning from The Ohio State University.

### **James Mako, Fairfield County Regional Planning Commission**

Mr. Mako has served with the Fairfield County Regional Planning Commission since 2005. He began his tenure with the RPC as a regional planner. James assists with the administration of Fairfield County's

CDBG program. He holds a B.A. in Political Science/Economics from Hiram College and a Master's of Public Administration from the University of Akron.

#### **Mary Church, City of Ashtabula**

Mary Church is the Assistant Director of the Planning and Community Development Department for the City of Ashtabula. She has been with the city for ten years and has six years' experience administering CDBG, CHIP and other state and local grants. Mary led the Planning and Community Development team through a departmental reorganization under the new city manager after a period of non-compliance, and has worked hard to restore the city's reputation for excellent CDBG projects. Mary administered the City of Ashtabula's Downtown Revitalization Grant which has helped continue the transformation of the city's historical Harbor District into a regional destination for tourism. Most recently, the City utilized both public and private funding to redevelop Walnut Beach Park on the shores of Lake Erie.

#### **Susan Spiker, Licking County**

Susan Spiker has been the Grants Coordinator for the Community Development division of the Licking County Planning & Development for over 20 years. Susan's primary responsibility is the application preparation and project/contract administration of the County's Community Development Block Grant (CDBG). Susan also works with the Ohio Public Works Commission's (OPWC) infrastructure program and has served as the District 17 liaison for 13 years. The liaison is responsible for the day to day operation of the six-county district, assisting applicants, scoring/ranking applications and maintaining project/files database. Susan has served as grant/project manager for numerous CDBG funded water and sewer projects along with project principle/team for special projects. Recent projects include the Utica Area Focus Plan, Pataskala JRS/JEDD Master Plan and two phases of the Licking County Building Energy Efficiency Project.

#### **Joe Maskovyak, COHHIO**

Joe Maskovyak started at COHHIO in August 2014 after having served on the COHHIO board for many years. He is a long time housing advocate, starting his career at the Legal Aid Society of Columbus (LASC) where he became the managing attorney for housing and worked on behalf of low income housing clients in Franklin County. In 2007 he moved to the Ohio Poverty Law Center (OPLC) where he pursued legislative work around housing on the state and national level. He has a bachelor's degree in Russian and Political Science and a master's degree in Political Science from Bowling Green State University and spent four years teaching in the Political Science Department prior to attending law school. He earned his Juris Doctorate from The Ohio State University and is licensed to practice law in Ohio and Florida.

#### **April Stevens, Ohio Development Services Agency**

April Stevens joined the Ohio Development Services Agency in June 2011. Through her roles in the Energy and Environmental Sections in the Office of Community Assistance, she works to connect companies and communities to financial and technical resources to improve land and buildings. In her current role, she administers the Abandoned Gas Station Cleanup Grant Program which helps communities revitalize vacant contaminated properties and readies them for redevelopment.

Prior to working at the Ohio Development Services Agency, she spent six years as an advertising sales consultant in radio and print advertising. She is a graduate of The Ohio State University, and has a Bachelor of Science degree in Environmental Science.

#### **Erin Hazelton, Ohio Development Services Agency**

Erin Hazelton joined the Ohio Development Services Agency in 2010, and currently serves as the Environmental Incentives Section Supervisor in the Office of Community Assistance. Hazelton and her team specialize in administering brownfield remediation loans and site development incentives. These programs help communities and businesses redevelop existing buildings, previously-developed land, and improve energy efficiency. In her work, Hazelton has created interdepartmental and statewide agency partnerships to improve customer service.

Prior to joining the Ohio Development Services Agency, Hazelton researched the effects of phytoremediation techniques on brownfields. Using her extensive experience in the field of Biology, Hazelton then joined the Ohio Department of Natural Resources. There, Hazelton wrote, secured and

budgeted more than \$100,000 in federal and local grants for nature and research preservation in the state of Ohio.

Hazelton holds a Master of Science from Miami University, as well as a Bachelor of Science in Biology from Wittenberg University.

#### **John Werkman, Ohio Development Services Agency**

John Werkman joined the Ohio Development Services Agency (ODSA) in February 2014, serving as Manager of Tax Incentives. In August 2016, he was promoted to Deputy Chief of the Office of Strategic Business Investments. In this role, John oversees the agency tax incentive, grant and loan programs, including the Historic Preservation Tax Credit and Local Government Safety Capital Grant programs. He also serves as Executive Director of the Ohio Tax Credit Authority, a five-member independent board consisting of taxation and economic development professionals from throughout the state charged with reviewing applications for tax credit assistance.

John started his career as an Appeals Attorney with the Ohio Department of Taxation, focusing on corporation franchise tax, personal income tax and pass-through entity tax. His primary responsibilities included managing staff attorneys and drafting final determinations in response to appeals filed by taxpayers throughout Ohio.

John is a graduate of Ohio University with a bachelor's degree in Economics and Political Science. He received his law degree from the University of Toledo College of Law.

#### **Anthony Howard, Ohio Development Services Agency**

Anthony Howard serves as Section Supervisor for Energy in the Office of Community Assistance of the Ohio Development Services Agency (ODSA). Howard had served in various roles in the agency, including Interim Assistant Director of the Technology and Innovation Division, Senior Manager of Technology Commercialization Partnerships, and Manager of Business/Industry and University Partnerships.

Prior to joining Development, he served as Administrator of the Biomedical Research and Technology Transfer Program at the Ohio Board of Regents. Howard also served as the Assistant Director of Grants and Contracts at The Ohio State University Research Foundation, and a Research Associate at The University of Tennessee Institute of Technology Management.

Howard received his Bachelor of Arts and Master of Public Administration degrees from The University of Tennessee, Knoxville. He is a graduate of executive education programs at The Ohio State University, Fisher College of Business and economic development training at The University of North Carolina, Chapel Hill, School of Government.

#### **Whitaker Wright, CDC of Ohio**

Whitaker Wright is a Senior Planner for CDC of Ohio, located in Columbus, Ohio. Whitaker administers CHIP, CDBG Allocation, CDBG Neighborhood Revitalization and CDBG Critical Infrastructure programs for a number of communities, including Jackson and Madison Counties. His primary focus has been on completing planning studies, environmental review records, neighborhood revitalization programs and other planning activities. Whitaker joined CDC of Ohio in 2000, and has a Bachelor of Arts in History from Trinity College in Connecticut and a Masters in City and Regional Planning from The Ohio State University. He is a member of the American Planning Association.

#### **Holly Johnson, Adams County**

Holly Johnson, Adams County Economic and Community Development Director, is a native of Adams County. Holly served as the administrative assistant for eleven years prior to becoming the Director of the Adams County Economic and Community Development Office (ACECD). Holly's work ethic and values were learned growing up on her family's farm near Mineral Springs and are an integral part to her commitment to public service. Holly serves on 22 community involvement boards, and under Holly's leadership, ACECD has secured more than \$29 million in grants for Adams County projects. Holly reports to work every day to improve the quality of life for Adams County residents.

**Omar Elhagmusa, Community Development Finance Fund**

As Lending Officer, Omar deploys loan funds statewide with emphasis on projects that provide underserved communities with healthy food, health care, small business, education, affordable housing, manufacturing, and community facilities.

He focuses on growing small business lending to for-profit businesses and nonprofit organizations statewide. This includes deploying capital through Finance Fund Capital Corporation's (FCAP) Small Business Loan Fund which includes the Small Business Administration Community Advantage Loan Fund, Healthy Food for Ohio, and Community Health Loan Fund.

As a former Branch Manager and Registered Investment Representative for Huntington National Bank, Omar brings experience in consumer and business lending, and developing investment and business partnerships.

His passion for community engagement, coalition building and neighborhood revitalization grew through active involvement in the Weinland Park Civic Association where he now serves as vice president, University Area Commissioner and as a member of the Steering Committee.

His career experience includes the work with public, nonprofit and government institutions. Omar earned a bachelor's degree in business administration from the Fisher College of Business at the Ohio State University and holds an MBA from Ohio Dominican University.

Omar earned a bachelor's degree in business administration from the Fisher College of Business at the Ohio State University and holds an MBA from Ohio Dominican University.

**Vince Paumier, USDA**

Vince began his career with USDA-Rural Development in 1983 and has held numerous positions within the organization. In 2015, Vince was appointed Community Development Coordinator for Ohio. He works with the Rural Development Management Team to leverage internal and external resources to enhance Community Development in Ohio. His primary goals are to improve capacity among our partners, build wealth in rural areas, and reduce poverty in areas of persistent poverty. Vince works closely with elected officials, non-profit organizations, community foundations, private sector lenders, for-profit businesses, and other community development advocates to insure Rural Development funding is utilized in a responsible manner.