



**CONSTRUCTION
FINANCIAL
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ASSOCIATION
NORTHWEST OHIO CHAPTER**



Tis the Season to Give

In following our annual charity support tradition, the Board is asking you to consider contributing this year to:

FAMILY HOUSE

Family House is a non-profit organization that is focused on assisting individuals and families in need.

Their goal is not only to bring immediate relief through shelter, food, and basic needs, but to empower their residents by teaching them skills to thrive on their own in the future. Some of their Health Education includes relationships, parenting, pre-natal, and health issues.

Family House also provides Financial Education which may involve setting up bank accounts, budgets, and determining financial priorities.

Family House relies on the kindness of the community to support this program. They appreciate food items such as fresh food, non-perishable food items, and dinnerware. They need clothing items such as everyday clothing, but also need clothing appropriate for a job interview (business casual) and school uniforms.

Family House serves more than 700 families annually so they are always looking for volunteers to help serve meals, sort donations, paint walls, or any other skills that can be shared with residents.

If you know of a person or family in crisis or would like to volunteer, please contact Family House at 419-242-5505 for more information.

THANK YOU!

Final amount of donations from our members: **\$2,016.28** + **\$2,000.00** match from the Chapter

TOTAL AMOUNT RAISED: \$4,016.28

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MESSAGE FROM THE CHAPTER PRESIDENT

The 2021 Buckeye Conference was spectacular! It was held this past September in Toledo, and our chapter hosted the events. Thank you to all the committee members that worked to put this together. It is due to your dedication, knowledge, contacts, and hard work that elevates this conference to what it is today. Please know your hard work is recognized and much appreciated. There were so many quality speakers and relevant topics. The social events gave us opportunity to meet new people and to find our inner child at the Imagination Station dinner.

This is my attempt to entice a couple more people to join the Newsletter Committee. Our goal is to send one newsletter out every three months. Having more people on the committee would help us to meet this goal and increase ideas as to what people would like to see. We usually have a phone or virtual meeting about a month before our intended release date to discuss topics. We have an Admin that puts the newsletter together for us. You can reach me at cherylkoeniger@aaboos.com. I hope you will be willing to volunteer.

Please encourage your fellow members to attend the monthly meetings. There is much to be learned and shared at those meetings, especially friendship. We are always open to receiving suggested topics. Please contact Teri Goins, Program Chair at Teri@office.spiekercompany.com.

Hope to see you all at the December meeting. Have a safe and merry Christmas!



Cheryl Koeniger
2021 - 2022 CFMA Northwest Ohio
Chapter President

Thank You to all those that participated in the CFMA Golf Scholarship Scramble!

Our CFMA Golf outing raised over \$20,450 for tuition assistance for College of Business Administrative students at UT and BGSU, our two major universities in the area. Here are a couple of the thank you letters we received:



FUELING TOMORROWS

Dear Ms. Brandt,

Hello, my name is Andrew Scharf and I'm a senior at UT. My major is in both accounting and finance. I chose two majors because I have a goal of working in business management. I also plan on pursuing my CPA in accounting. I will start my second internship in the spring at Plante Moran. I had received an email about receiving the CFMA Scholarship and I would like to thank all the generous supporters who have provided me with these funds.

One significant and formative experience I had at UT is being the national reporting for the accounting fraternity/sorority Beta Alpha Si. It has allowed me to meet other students interested in accounting and finance. It also has connected me with business firms in the area who offer internships.

This scholarship has personally impacted my ability to afford tuition this year. My Trustee Scholarship recently expired and I was very worried about the added expense.

I want to say thank you so much for providing me with this scholarship. It will help me achieve my goal of earning a degree in accounting and finance.

Andrew Scharf
Recipient of the CFMA Scholarship



**THE UNIVERSITY OF TOLEDO
FOUNDATION**

Dear Ms. Brandt,

I am enclosing messages of gratitude from the students who have directly benefited from your generosity, I hope you find them as inspiring as I do.

Scholarships at the University help students in many different ways: from the seeming simple - of being able to afford books - to the more complex, of freeing a student from the burden of a second job so they may focus on their studies. These lifelines help our students to make the most of their UToledo experience.

Thank you for your support of UToledo students!

With gratitude,

Faten Froukh
Director of Stewardship

UPCOMING CHAPTER EVENTS YOU DON'T WANT TO MISS!

DECEMBER 16, 2021

In-Person Meeting @ Brandywine Country Club

Topic: 2 Tuff 2 Talk

Presented by a New NW Ohio SuicidePrevention Committee

JANUARY 20, 2022

In-Person Meeting @ Brandywine Country Club

Topic: To Be Determined

FEBRUARY 18, 2022

In-Person Meeting @ Brandywine Country Club

Topic: To Be Determined

EARLY 2022

Sales Tax Seminar @ Brandywine Country Club

Date: To Be Determined

EARLY 2022

Game Show @ Brandywine Country Club

Date: To Be Determined

REGISTER FOR OUR EVENTS HERE!

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Diversity Dialogue: Rules of Engagement to Begin Conversations

In July 2020, CFMA's Diversity & Inclusion Task Force (now Committee) was formed to make recommendations on how the Association could build diversity and a culture of inclusion. The task force held its first call less than two months after the death of George Floyd and four months after COVID-19 was declared a national emergency. Across the country, emotions were high. Many of us had strong feelings — uncertainty, fear, grief, anger, and exhaustion — and we faced challenging conversations with colleagues, friends, and family about our views and how we were navigating this “new normal.”

As committee members joined that first Zoom call, we came with different perspectives and ideas. While some members knew each other well, others met for the first time. Without trust and strong relationships, it felt challenging to be open and honest. Establishing that trust and safety was critical to our mission; without honest conversation, we'd simply have “groupthink” and wouldn't be able to progress to the point of creating meaningful change.

To build psychological safety — the ability to express oneself without fear of negative consequences — we created ground rules for our conversations. When a group creates shared rules and then consistently models these behaviors, it opens to the door to more honest and supportive dialogue.

[Read the full article here.](#)



Downtown Toledo: From Desolate to Dynamic

Written by: Ashly Cassady

Toledo, Ohio – Over the past couple of decades, downtown Toledo has struggled with crumbling infrastructure and high vacancy rates.

However, the extensive \$70 million redevelopment of Fort Industry Square along Summit Street is well underway. The combined 144,000 square-footprint showcases a collection of dated buildings, which can be found listed on the National Register of Historic Places.

Originally erected in 1794, Fort Industry is believed to have been a safeguard against British troops during the Revolutionary War. More notably, on July 4th, 1805, this site housed the negotiation and signing of the Treaty of Fort Industry. Extinguishing the Indian title to the Fire Lands, the State of Connecticut granted this land to those affected by fires started by British troops. Fort Industry Square was then erected and reinforced in the mid to late-1800s.

Throughout the years, various businesses occupied the 125-year-old property including radio station FM 104.7 WIOT, a Scottish restaurant called The Bagpiper, a jazz club called Murphy's Place and Mootz Candy Shop to name a few. However, in the past several decades, it was primarily used as office space. Over time, many of these parcels were neglected or abandoned, and the collection of buildings decayed more and more as years passed.

ProMedica, which had purchased three quarters of the site several years ago, sold its parcels to Karp and Associates, Inc. in 2017. ProMedica aspired to “bring back the energy that once existed along this stretch of the Summit Street decades ago, back when it was a bustling commercial hub,” as stated by Randy Oostra, ProMedica President and CEO. Karp and Associates now controls the entire compound with plans to transition the property into a mixed-use complex consisting of offices, retail shops, restaurants, and 94 market-rate apartments featuring original and unique wood accents, which will soon be available to rent.

Based in Lansing, Karp and Associates pride themselves on their commitment to community revitalization and historic rehabilitation, specializing in mixed use, adaptive reuse, affordable housing, and development financing. In fact, Karp and Associates recently renovated two historic buildings in Toledo's warehouse district downtown-Standard Lofts on Erie Street and the Berdan Building on Huron Street. Both improvements were restored into market-rate apartments.

“We were most impressed with [Karp and Associates] vision and years of superior experience reviving urban areas while at the same time preserving the area's rich history.” said Jeff Kuhn, Chief Construction and Property Management Officer for ProMedica.



The corner of Monroe and Summit St. “National Register of Historic Places,” July 1970, courtesy of the Toledo-Lucas County Public Library, obtained from <http://images2.toledolibrary.org/>

Brandon Sehlhorst, Toledo Commissioner of Economic Development, said “Over the next year, you can expect to see new shops and businesses occupying the ground floor commercial spaces of those buildings,” Sehlhorst said. “Given the beautiful and historic rehabilitation of those buildings in addition to being located right across the street from the Glass City Convention Center and new Hilton, there are a lot of positive factors with this location.”

Fort Industry Square welcomed its first tenant, Northwestern Mutual, in September. Co-Managing Director Brian Kurtz stated the company is excited to be downtown. “We're the only Northwestern Mutual in the greater Toledo area, and this is where a lot of the energy and excitement is,” Kurtz said. “We were out of space. We needed an upgrade and wanted to be where the action is.”

Colorful and trendy Detroit based restaurant, Bobcat Bonnies, recently announced their plans to expand to Toledo, featuring a two-level concept; the main floor will house the restaurant, with a bar and arcade concept on the lower level. This will be the restaurant's first out-of-state location.

“This is another exciting announcement for the Fort Industry Square redevelopment,” said developer Kevin Prater. “We are proud to be part of the continuous development momentum and the community's commitment to a sustainable downtown revitalization. We look forward to the opportunity to support Bobcat Bonnie's and their Toledo team for many years to come.”

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2021 Buckeye Conference Wrap-Up

Despite Covid-19, the Buckeye Conference presented by the Northwest Ohio CFMA Chapter had a strong turnout of both sponsors and attendees. There were top notch speakers with knowledge to share, people that traveled from all over the surrounding cities including: Cincinnati, Columbus, Cleveland, and the surrounding states of Indiana, Michigan, and even Northern Kentucky. If you remember, it was extremely rainy that week, and the willingness to still attend proves the great speakers and topics offered were worth the time and investment to attend. There were 134 people that registered to attend the conference.

The Mayor of Toledo, Wade Kapszukiewicz, welcomed everyone to the event. He shared what Toledo and the surrounding area used to be like many years ago before the water subsided, and people were able to begin settling in the area. And that Toledo was once part of Michigan and the initial site for the University of Michigan.

Jim Tressell, President of Youngstown State University, formerly the coach for The Ohio State University, was the Keynote Speaker. He spoke about the importance of mentoring young people over the years and how proud he is for positively shaping their lives.

There were several interesting speakers talking about serious topics like suicide prevention, safety subject of being buried alive, diversity in the workplace, AI for accounting, emerging issues of supply chain disruption and minimizing your company's risk, compensation programs to offer your employees, what a CEO really wants from their CFO, and more lighter topics like the history of the local country club.

Fun times were had over the two-day conference. The evening before the conference was a Reception at Toledo Spirits. We learned about the process of distilling alcohol and that it takes many different, and sometime unusual, ingredients along with many years to achieve the top-notch spirits they make and sell at their historic warehouse in downtown Toledo. After the first day of the conference, several local breweries and a winery came in to give samples of their craft drinks. The dinner following was held at Imagination Station. It was a great opportunity to relax and play with all the fun learning experiences they offer.

In closing, we would like to thank all our sponsors for this year's Buckeye Conference. We could not have done it without their assistance.

[Click here](#) to view photos from the conference.

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WELCOME TO OUR NEWEST CHAPTER MEMBERS

**WE'RE EXCITED TO HAVE SO
MANY NEW MEMBERS!**

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Advanced Rehabilitation Technology

KEN SAGGESE

Gilmore, Jason & Mahler Ltd.

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Advanced Rehabilitation Technology

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JESSICA MEARS

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*If you know someone who may be interested
in joining our Chapter, please send their
contact info to Tom.Nemeth@hylant.com*



Fort Industry Square, September 2021, Taken By Ashly Cassidy

Downtown Toledo (continued)

With Phase 1 finished and Phase 2 now in full swing, the city anxiously awaits to learn who will occupy the remaining spaces available.

You may have noticed; Fort Industry Square is not the only renovation taking place downtown. Seagate Hotel, which closed in 2009 after frozen pipes ruptured, was demolished earlier this year with plans to use the space as a "pocket park", adding more greenery to the vicinity. The nearby Park Inn is being renovated and converted into Hilton Garden Inn and Homewood Suites. The Seagate Center, renamed Glass City Center, is also under major renovations as they expand and enhance their space, adding a brand new 15,000 sq. ft. ballroom.

Together, these enhancements will not only improve the overall aesthetics but will also diversify and boost downtown's economy- attracting more tourism, creating local jobs, and bringing in more revenue to local businesses.

"This is a very exciting time in Toledo, and we appreciate the chance to contribute toward its revitalization and renaissance," said Kevin Prater.