WILLIAM M. HOMKA

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CITY MANAGER • ASSISTANT CITY MANAGER • TOWN MANAGER

Turnaround-oriented executive who stabilizes complex coastal, rural, and regional communities

Municipal executive who rebuilds distressed local governments into stable, high-performing organizations. Guides city councils, multi-department teams, and community stakeholders through capital investment, budget administration, and organizational restructuring within politically complex environments. Recruits, develops, and builds teams, restoring executive stability within municipal workforces. Delivers career-wide economic development impact exceeding $2B across public and private-sector projects.

TEAMS: Up to 200 Employees | BUDGETS: Up to $80M Total | CAPITAL PROGRAMS: Up to $280M

- ⇨ Directed community redevelopment plan enabling $1.1B DaimlerChrysler Jeep assembly-plant expansion, upheld through eminent domain challenge before Ohio Supreme Court.
- ⇨ Prioritized and executed $280M infrastructure portfolio across port, utility, and transportation assets, securing $20M in grant funding despite remote island logistics as City Manager of Unalaska.
- ⇨ Grew Hancock Regional Planning Commission from 3-person office generating additional $250K annually into 21-employee agency while managing $500K budget.

CORE SKILLS & EXPERTISE

- **Municipal Operations**
- **Organizational Restructuring**
- **Community Engagement**
- **Capital Improvement Planning**
- **Economic Development**
- **Contract Administration**
- **Budget & Fiscal Administration**
- **Intergovernmental Relations**
- **Emergency Management**

PROFESSIONAL EXPERIENCE

CITY OF UNALASKA | UNALASKA, AK — 2017-2025

CITY MANAGER (2023-2025) | ASSISTANT CITY MANAGER (2022-2023): Directed full-service municipal organization for 4.1K resident coastal community with nation's largest fishing port; led 200+ employees, overseeing $80M combined operating and enterprise budget, $200M invested reserve portfolio, and $280M 10-year Capital Improvement Program.

- Established $50M Sustainability Investment Fund, leveraging existing reserve assets to secure long-term fiscal resilience for community.
- Negotiated labor agreements across 6 bargaining units, stabilizing workforce amid historic leadership turnover.
- Reassessed long-term power strategy through Trilateral partnership with tribal government and development corporation, advancing geothermal alternative to expiring power agreement.
- Improved human resources capacity, achieving favorable outcomes in all employment litigation following policy enhancement efforts.
- Modernized recruitment operations, implementing City's first online employment application system to replace paper-based process.
- Recruited and developed 9 department directors, strengthening executive leadership capacity, succession depth, and organizational stability.

DIRECTOR OF PLANNING (2017-2022): Led Planning Department administering zoning, permitting, GIS operations, and grant programs supporting 5-year, $200M Capital Improvement Program.

- Coordinated $13M in COVID relief funding, distributing $7M to local businesses through structured award program.
- Conducted citywide public transit study spanning summer and winter service tests, drawing 2K-plus rider participation across multilingual surveys.
- Modernized $250M Capital Improvement Planning process, replacing 4 disparate software systems with unified GIS platform to streamline efforts.

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CITY OF AZTEC | AZTEC, NM 2014-2016

COMMUNITY DEVELOPMENT DIRECTOR: Headed Community Development Department for 4K-resident municipality anchored by oil and gas industry. Oversaw zoning, economic development, marketing, and tourism programs.

- Acquired vacant downtown property and designed adaptive-reuse floor plan, launching shared-cost business development hub for area entrepreneurs.
- Positioned municipality within "New Mexico True" statewide tourism marketing initiative, expanding regional visibility for economic development.
- Negotiated and designed Business Incubator program and HUB spanning architecture, training curriculum, and incentive structure for new ventures; several businesses that leveraged program are still in existence today.

CITY OF TOLEDO | TOLEDO, OH 2013-2014

SELF-EMPLOYED CONSULTANT: Consulted for City of Toledo, assessing economic development conditions, pedestrian and bicycle circulation, and land-use issues across designated business corridor. Compiled multi-agency data into unified GIS land-use dataset supporting implementation and ongoing monitoring efforts; presented final corridor redevelopment plan to City Council, achieving successful adoption.

HANCOCK REGIONAL PLANNING COMMISSION | FINDLAY, OH 2004-2012

DIRECTOR: Managed regional planning agency providing zoning enforcement, planning, and grant services, growing membership from 2 founding jurisdictions to 14 villages and townships while expanding staff from 3 to 21 employees.

- Won and administered $20M-plus in grant funding across 8-year period, supporting regional infrastructure and development projects.
- Diversified agency's funding base from 5 to 30+ sources annually.
- Captured $32M Home Depot Rapid Distribution Center project, delivering 300 new jobs to county.
- Secured $45M in new investment and created 600 jobs within 18 months as concurrent Director, Hancock County Office of Economic Development; held dual role from 2008 to 2010.
- Expanded 3 Revolving Loan Funds from $750K to $3.5M combined balance across Findlay, Fostoria, and Hancock County, capitalized through State CDBG financing.
- Staffed 2 Tax Incentive Review Committees overseeing TIF compliance for Findlay and Hancock County.

EARLY CAREER

TOLEDO LUCAS COUNTY PLAN COMMISSION | TOLEDO, OH

PRINCIPAL PLANNER | ASSOCIATE PLANNER: Administered zoning overlay districts and neighborhood planning programs for city-county agency serving 300K Toledo residents. Authored 10 Community Development Plans unlocking federal CDBG funding for redevelopment projects. Obtained Certified Local Government Designation from State Historic Preservation Office.

EDUCATION & PROFESSIONAL DEVELOPMENT

THE OHIO STATE UNIVERSITY

Master of City & Regional Planning | Bachelor of Arts, Sociology

AMERICAN INSTITUTE OF CERTIFIED PLANNERS

AICP 1996–2025

COMMUNITY LEADERSHIP

50+ cumulative years of service with 12 organizations in board leadership, education, international democracy development, community health, and varsity athletics coaching.