

NEW JERSEY FUTURE

REDEVELOPMENT FORUM 2019

FRIDAY, MARCH 8 / HYATT REGENCY / NEW BRUNSWICK

NEW JERSEY
FUTURE



Founded in 1987, New Jersey Future is a nonprofit, nonpartisan organization that promotes sensible growth, redevelopment and infrastructure investments to foster vibrant cities and towns, protect natural lands and waterways, enhance transportation choices, provide access to safe, affordable and aging-friendly neighborhoods, and fuel a strong economy. The organization does this through original research, innovative policy development, coalition-building, advocacy, and hands-on strategic assistance.



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WELCOME TO REDEVELOPMENT FORUM 2019!

Why do we redevelop? One of the most important reasons is to improve people's lives. And by people, we mean all people: people who live in the community and those who would like to; people who earn just enough to get by and those with more; people of different colors, religions, orientations, ages and abilities.

As you participate in today's Redevelopment Forum, we challenge you to think not just about buildings and infrastructure, but about the people who will use them. Can we do a better job of redeveloping our main streets, our downtowns, our communities, by keeping the aspirations of all people in mind?

This is a key theme of today's event. In various sessions you will enjoy a connection to the arts; understand the economic benefits of creating great places for all; learn new tools for robust and effective public outreach and engagement; and, in our keynote address, gain new insight into why equity is indeed the superior growth model.

Today's event also parallels some of the recent state policy activity that has a direct bearing on redevelopment efforts, from our session on how to navigate Opportunity Zones successfully to a look at the renewed focus on state-level planning; from ways to meet housing demand in towns and near transit to new tools for financing infrastructure and managing stormwater. And our plenary session will look at measures communities of all sizes can take to make themselves magnets for economic vitality.

We hope you enjoy this year's Redevelopment Forum, and glean lots of ideas and new contacts you can take advantage of back in your own communities. We look forward to staying engaged with you throughout the year as we work together to advance smart-growth initiatives in New Jersey. Again, welcome to the Forum!

PETER KASABACH

Executive Director
New Jersey Future





Bank of America recognizes New Jersey Future for investing in a healthy economy

Some of our biggest assets are the businesses who call our community home. On their own, or as members of business organizations, they improve our lives with community service and economic initiatives for the future.

We're proud to support the Redevelopment Forum to help develop our local potential. Together, we're honoring a commitment to work toward an economy that's growing stronger day by day.

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PROGRAM OVERVIEW

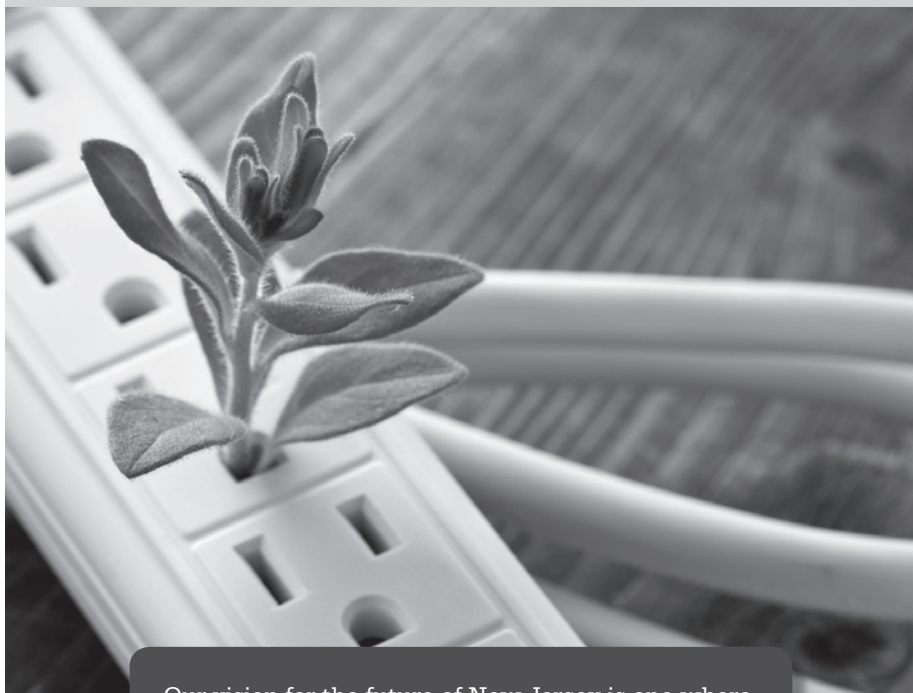
TIME	AGENDA	LOCATION
8:00 AM	REGISTRATION and CONTINENTAL BREAKFAST	ATRIUM
8:30 AM	OPENING SESSION <i>Spoken Word Performance</i> <ul style="list-style-type: none"> ■ SEAN BATTLE <i>Welcome</i> <ul style="list-style-type: none"> ■ PETER S. REINHART ESQ. Chairman, New Jersey Future Board of Trustees Kislak Real Estate Institute, Monmouth University 	REGENCY BALLROOM
8:45 AM	PLENARY SESSION <i>Making Every Place a Great Place to Live and Work</i> <ul style="list-style-type: none"> ■ JENNIFER S. VEY Director, Anne T. and Robert M. Bass Center for Transformative Placemaking, Brookings Institution ■ EUGENE R. DIAZ Founder and Principal, Prism Capital Partners ■ AISHA GLOVER President and Chief Executive Officer, Newark Alliance ■ HON. ANDRÉ SAYEGH Mayor, City of Paterson ■ TIM SULLIVAN Chief Executive Officer, New Jersey Economic Development Authority 	REGENCY BALLROOM
10:15 AM	REMARKS: <i>New Jersey Gov. Phil Murphy</i>	REGENCY BALLROOM
10:30 AM	NETWORKING BREAK	ATRIUM
11:00 AM	CONCURRENT PANELS SESSION I	BREAKOUT ROOMS
12:30 PM	LUNCHEON <i>Welcome Back</i> <ul style="list-style-type: none"> ■ PETER KASABACH Executive Director, New Jersey Future TITLE SPONSORS REMARKS <ul style="list-style-type: none"> ■ COURTNEY MCCORMICK Vice President, Internal Audit Services, PSEG ■ ROBERT DOHERTY New Jersey State President, Bank of America LUNCHEON KEYNOTE <ul style="list-style-type: none"> ■ ANGELA GLOVER BLACKWELL Founder in Residence, PolicyLink 	REGENCY BALLROOM
2:15 PM	CONCURRENT PANELS SESSION II	BREAKOUT ROOMS
3:45 PM	CLOSING RECEPTION	ATRIUM

The 2019 Redevelopment Forum has been approved for 5.5 American Institute of Certified Planners (AICP) certification-maintenance credits. One session has been approved for AICP Planning Law credits, and two have been approved for Continuing Legal Education (CLE) credits for attorneys. Find more information on page 5.

We have the energy to make things better

[... for you, for our communities and for the environment.]

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Our vision for the future of New Jersey is one where we use less energy and the energy is cleaner, more reliable, more resilient and affordable.



PSEG

We make things work for you.

CONTINUING EDUCATION CREDITS



Certification
Maintenance

The 2019 Redevelopment Forum has been approved for 5.5 American Institute of Certified Planners (AICP) Certification Maintenance (CM) credits. All forum sessions qualify for CM credits.

One session has been approved for 1.5 AICP Planning Law credits: **Finding the Opportunities in Opportunity Zones** (concurrent panels session I).



New Jersey
Builders Association

Two sessions have been approved for New Jersey Continuing Legal Education (CLE) credits, provided by the New Jersey Builders Association (1.8 credits per session). **Please sign in and out at individual sessions to qualify**

for credits. The qualifying sessions are **Finding the Opportunities in Opportunity Zones** (concurrent panels session I) and **2001: A State Planning Odyssey — A New Strategy for New Jersey's Future** (concurrent panels session I).

April 3 - 4, 2019 Atlantic City, NJ 6,000 Attendees 300 Exhibits



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Recognizing the ever-increasing challenges that our local government entities face as the result of extreme climate forces affecting public health, safety and the environment, Maraziti Falcon, LLP has developed a practice area devoted to assisting our clients to increase resiliency and strategically plan for a changing climate.

Extreme weather conditions and excessive regional, local and coastal flooding and storm surges threaten infrastructure, transportation and our clients' ability to protect assets, resulting in a need to adapt governance to meet these challenges and revise existing policies and ordinances to better protect against the adverse effects of these life-altering events.

This practice area complements Maraziti Falcon's existing practice devoted to the counseling of public and private entities regarding environmental, redevelopment, land use law, government, construction law and litigation.



FEATURED SESSIONS

8:45 AM

PLENARY SESSION: MAKING EVERY PLACE A GREAT PLACE TO LIVE AND WORK

REGENCY BALLROOM

The bidding war for Amazon HQ2 illustrates how important a great place is, for both employers and workers. What are the critical elements that constitute a great place to live and work? How do these elements work together to catalyze economic growth? And how can they be implemented at any scale? Developers, economic-development experts and elected officials will share their perspectives on how to grow place-based assets, and use them to create economically vibrant communities of all kinds.

■ **JENNIFER S. VEY (moderator)**

Director, Anne T. and Robert M. Bass Center for Transformative Placemaking, Brookings Institution

■ **EUGENE R. DIAZ**

Founder and Principal, Prism Capital Partners

■ **AISHA GLOVER**

President and Chief Executive Officer, Newark Alliance

■ **HON. ANDRÉ SAYEGH**

Mayor, City of Paterson

■ **TIM SULLIVAN**

Chief Executive Officer, New Jersey Economic Development Authority

1:00 PM

LUNCHEON KEYNOTE: EQUITY AS THE SUPERIOR GROWTH MODEL

REGENCY BALLROOM

Ensuring equity in development and redevelopment is more than a moral obligation — it brings real economic benefits. Angela Glover Blackwell will highlight why what benefits the most vulnerable among us will benefit us all, and she will offer case studies and ideas for ways we can apply an equity lens to help bring about a “stronger, fairer New Jersey.”

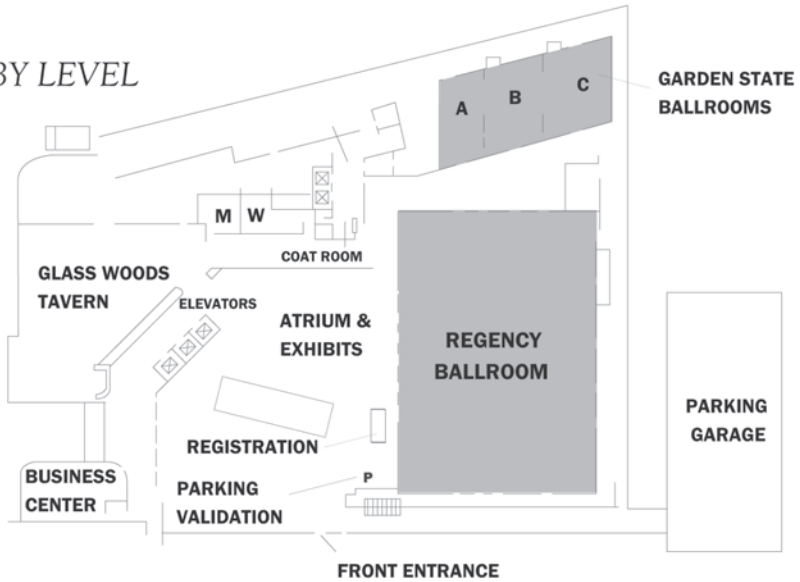
■ **ANGELA GLOVER BLACKWELL**

Founder in Residence, PolicyLink

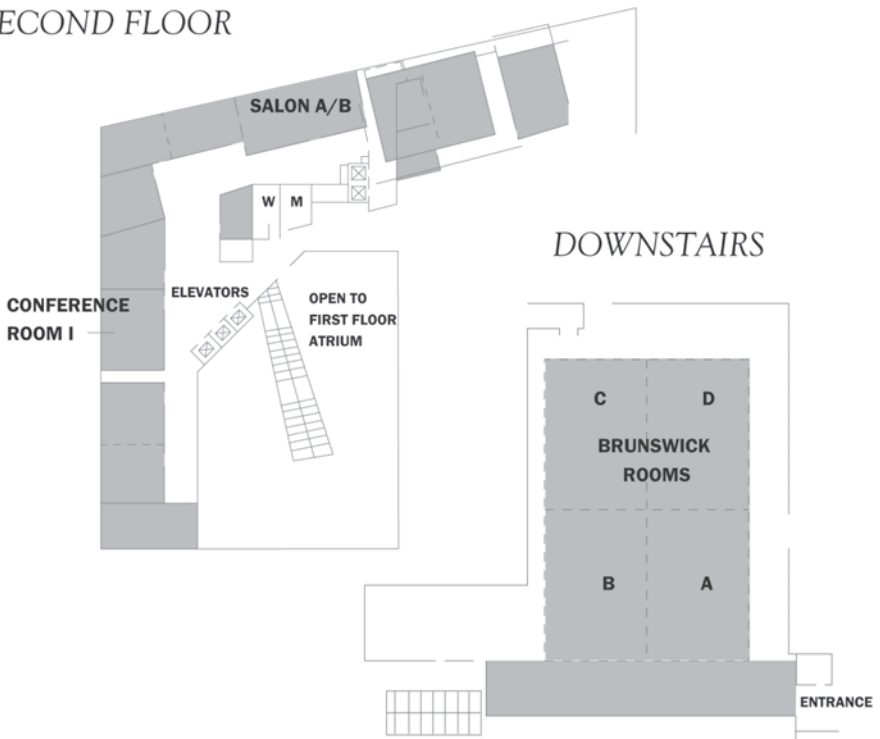
FEATURED SESSIONS

FLOOR PLAN

LOBBY LEVEL



SECOND FLOOR



PANELS AT A GLANCE

Detailed descriptions of each panel may be found on pages 11-19.



DESIGN



INFRASTRUCTURE



**LEGAL, TECHNICAL
& FINANCIAL**



**PLANNING &
DEVELOPMENT**

SESSION I - 11:00 AM

**IGNITE!
REDEVELOPMENT**

SALON A/B

**BEYOND BROADBAND:
EFFECTIVE AND
EQUITABLE
SMART CITIES**

BRUNSWICK A

**FINDING THE
OPPORTUNITIES IN
OPPORTUNITY
ZONES**

CONFERENCE ROOM I

**WHAT HAPPENS TO
WHITE ELEPHANTS
WHEN THE CIRCUS
LEAVES TOWN?**

BRUNSWICK D

**DENSITY
THAT DOESN'T
LOOK DENSE**

BRUNSWICK B

**CHANGING THE
COURSE OF
STORMWATER
MANAGEMENT**

BRUNSWICK C

**PREPARING YOUR
COMMUNITY FOR
REDEVELOPMENT**

GARDEN STATE C

**2001: A STATE
PLANNING
ODYSSEY**

GARDEN STATE A

SESSION II - 2:15 PM

**POP UP, POP IN,
CO-WORK**

SALON A/B

**BUILDING THE
INFRASTRUCTURE
NEW JERSEY NEEDS**

BRUNSWICK A

**VIRTUES
OF VICES?**

CONFERENCE ROOM I

**DEMOCRATIZING
DEVELOPMENT
DECISION-MAKING**

BRUNSWICK D

CONFERENCE ROOM I
& SALON A/B:
Second Floor

GARDEN STATE A & C:
*Lobby Level Outside
Regency Ballroom*

BRUNSWICK A, B, C & D:
Downstairs

**NO BUDGET, NO
FUNDING: CLIMATE
ADAPTATION
FINANCING**

BRUNSWICK B

**NO ONE
LEFT BEHIND:
EQUITABLE
REDEVELOPMENT**

GARDEN STATE A

Jersey City Urby



The Columbus Collection
Jersey City



Mixed-Use Arts District
Montclair, NJ

At Ironstate we're about transformation. Understanding what is possible then executing with intelligence, imagination and commitment. Our multi-faceted residential, hotel, and mixed-use properties in New Jersey and New York integrate public transport, parks, retail space, restaurants and more into cohesive, vibrant communities.

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11:00 AM

IGNITE! REDEVELOPMENT

SALON A/B (SECOND FLOOR)

Back by popular demand from its debut at last year's Redevelopment Forum, this red-hot session will feature a series of 20-slides-in-five-minutes presentations on interesting and offbeat topics related to redevelopment.

■ JEANNETTE APARICIO

*Economic Development Coordinator,
City of Plainfield
Bikeshare: What's In It for You?*

■ ARIANE BENREY

*Community Solar Program Administrator,
New Jersey Board of Public Utilities
Community Solar: Expanding Solar Access to All*

■ SUSAN PIKAART BRISTOL, AIA NJRA LEED AP PP

*Principal, SPB Architecture LLC
Recipe for Rural Redevelopment*

■ CASEY CULLEN-WOODS, LEED BD+C LIVING FUTURE ACCREDITED WELL AP

*Sustainability Project Director,
Thornton Tomasetti
Resilience and Health in Neighborhoods -
Getting to Know the Living Community Challenge*

■ ROBERT S. GOLDSMITH, ESQ.

*Partner and Co-Chairman, Redevelopment &
Land Use Department
Greenbaum, Rowe, Smith & Davis LLP
Blight and Redevelopment*

■ ALLEN KRATZ

*Principal, Resilience Works, LLC
AND*

ANA SANCHEZ, AIA

*Principal, Ana Sanchez Associates
The ABCs of Flood-Proofing a Library*

■ ADAM LUBINSKY, PH.D. AICP

*Managing Principal, WXY Studio
The Future of Urban Mobility Is Now*

■ STEWART MADER

*Chair, PATH Riders Council
E-ZPass Streamlines Driving. Could It Do the
Same for Transit?*

■ MIKE MEYER

*Director of Development, Hugo Neu Corporation
Kearny Point: Creating a New Kind of
Work Community*

■ ANN MARIE MILLER

*Director of Advocacy and Public Policy,
ArtPride New Jersey Foundation
Spaces to Places: Place-Led Development*

■ ADAM TECZA, AICP

*Director of Planning and Design,
Group Melvin Design
Emerging Now! Town Centers on the Rise*

■ JIM ZULLO, AICP CAPP LEED AP

*Vice President, Timothy Haahs & Associates
Parking Planning for Smart Growth*

MORE ➔

11:00 AM

FINDING THE OPPORTUNITIES IN OPPORTUNITY ZONES

CONFERENCE ROOM I (SECOND FLOOR)

Eligible for 1.5 AICP Planning Law credits and 1.8 CLE credits. Please sign in and out to receive CLE credits..

What kinds of projects are likely to be able to succeed in using Opportunity Zone tax benefits? Attend this session to hear about projects that can meet the IRS requirements for achieving these benefits, learn how to look for Opportunity Zone projects that are “shovel ready” and that are likely to appreciate over the next 10 years, and find out how to bring the investment into the project or business even if a considerable amount of equity investment may already have been made.

- **ANNE S. BABINEAU, ESQ. (moderator)**
Partner, Wilentz, Goldman & Spitzer PA
- **BRENT T. CARNEY, ESQ.**
Partner, Maraziti Falcon LLP
- **JEFF MONGE**
Managing Partner, Monge Capital
- **LILLIAN A. PLATA, ESQ.**
Founding Member, Nee Plata Law LLC
- **EDUARDO J. RODRIGUEZ**
Director of Planning and Community Development, City of Elizabeth

2001: A STATE PLANNING ODYSSEY - A NEW STRATEGY FOR NEW JERSEY'S FUTURE

GARDEN STATE A (LOBBY LEVEL)

Eligible for 1.8 CLE credits. Please sign in and out to receive credits.

New Jersey's decisions on what to build where are based on a state plan that was adopted in 2001. Plenty has changed in the last 18 years, and it's time for a growth strategy that addresses the pressing issues of equity, resiliency, and infrastructure. Panelists will discuss ways municipalities and counties can use a strategic state plan to encourage equitable growth.

- **JOSEPH J. MARAZITI JR., ESQ. (moderator)**
Partner, Maraziti Falcon LLP
- **HON. SHEENA C. COLLUM**
President, Township of South Orange Village
- **WALTER C. LANE, AICP PP**
Director, Division of Planning, Somerset County
- **DEBBIE MANS**
Deputy Commissioner, New Jersey Department of Environmental Protection
- **MELANIE WILLOUGHBY**
Executive Director, New Jersey Business Action Center

PREPARING YOUR COMMUNITY FOR REDEVELOPMENT

GARDEN STATE C (LOBBY LEVEL)

Many municipalities have centers, like downtowns or main streets, that are developed but need help. Residents and town leaders want something “better” — more attractive, more valuable, more healthy, more sustainable — but planning for and implementing substantial, positive change can seem overwhelming. This session will focus on steps municipalities can take to develop a vision and concrete strategies that are sustainable, attractive, actionable and economically feasible. Participants will discuss ways to engage the community, assess opportunities, evaluate alternatives, attract responsible developers, build consensus, and measure success.

■ **LESLIE A. ANDERSON (moderator)**

*President and Chief Executive Officer,
New Jersey Redevelopment Authority*

■ **CHRISTOPHER S. COSENZA, AICP PP LEED AP**

Project Manager, Looney Ricks Kiss

■ **JOE GETZ**

Founding Principal, JGSC Group

■ **HON. ADRIAN O. MAPP**

Mayor, City of Plainfield

■ **HON. HEMANT MARATHE, PH.D.**

Mayor, Township of West Windsor

BEYOND BROADBAND: EFFECTIVE AND EQUITABLE SMART CITIES

BRUNSWICK A (DOWNSTAIRS)

As we rely increasingly on digital connectivity, access to the Internet of Things will become indispensable, and smart technologies will provide new opportunities for towns of all sizes to spur economic growth, improve quality of life, and manage operations more efficiently. This session will offer insight on designing and implementing a smart city vision to realize tangible benefits, and will consider the complexities of data access, privacy, policing, geographic and demographic distribution of benefits and costs, collaboration across government, business and anchor institutions, and corporate involvement.

■ **ROBERT BELL (moderator)**

Co-Founder, Intelligent Community Forum

■ **CHRIS ANDRUSZKIEWICZ**

Practice Leader, SmartCities, AT&T

■ **MICHAEL LYSICATOS**

*Assistant Director, Passaic County Department
of Planning and Economic Development*

■ **THOMAS E. MOTYKA**

*Senior Executive Director of Infrastructure
Innovation, New Jersey Innovation Institute*

MORE ➔

11:00 AM

DENSITY THAT DOESN'T LOOK DENSE: MEETING THE SURGING DEMAND FOR IN-TOWN HOUSING

BRUNSWICK B (DOWNSTAIRS)

As demand for “live-work-play” environments grows, the question of how to provide new housing in places with little buildable land is of increasing importance. Housing types along the continuum between single-family homes and large apartment complexes can add density that doesn't look like density, and help accommodate newcomers of all incomes. Panelists will discuss how “missing middle” housing, once an important way to accommodate growth, can be used to create new housing capacity in towns that may not think they have the space for it.

- **JIM CONSTANTINE, PP (moderator)**
Principal, Looney Ricks Kiss
- **ELIZABETH MCMANUS**
Partner, Kyle + McManus Associates
- **TODD J. POOLE**
President and Managing Principal, 4ward Planning Inc.
- **MICHAEL K. STATON**
Vice President and Mortgage Officer, CPC Mortgage Company LLC

CHANGING THE COURSE OF STORMWATER MANAGEMENT

BRUNSWICK C (DOWNSTAIRS)

This session will examine the changing face of stormwater management, including new authority for localities to establish stormwater utilities, a review of the pending stormwater rule proposed by DEP, and the growing role for “green infrastructure,” such as rain gardens and permeable pavement. Together, these approaches provide a new set of tools for private developers and state and local governments that are seeking innovative, cost-effective ways of absorbing stormwater runoff.

- **STEPHEN D. MARKS, AICP PP (moderator)**
Business Administrator, City of Hoboken
- **MICHELE ADAMS, PE**
President, Meliora Design
- **ADRIENNE VICARI**
Financial Services Practice Area Leader, Herbert, Rowland, and Grubic, Inc.
- **GREG WOODRUFF, AICP PP LEED-AP BD+C**
Associate and Sustainability Leader, LANGAN

WHAT HAPPENS TO THE WHITE ELEPHANTS WHEN THE CIRCUS LEAVES TOWN?

BRUNSWICK D (DOWNSTAIRS)

In the 1980s and 1990s, office parks sprouted at highway interchanges all over the state as employment followed population and retail into the suburbs. But with recent economic and demographic trends working to steer people and jobs back into walkable and transit-accessible mixed-use centers and away from self-contained, car-dependent campuses, the challenge is what to do with these now-obsolete “white elephant” office properties. Panelists will discuss a range of strategies that can be applied to various kinds of properties and locations.

■ **MICHAEL G. MCGUINNESS** (moderator)

Chief Executive Officer, NAIOP NJ

■ **PAUL CEPPI**

Managing Director of Business Development, New Jersey Economic Development Authority

■ **HON. RONALD F. FRANCIOLI**

Mayor, Township of Hanover

■ **MARK POTTSCHMIDT**

Partner, Development, Stanbery Development Group LLC

■ **HON. MICHAEL SORIANO**

Mayor, Township of Parsippany-Troy Hills

MORE ➔

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We are proud to sponsor the
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2:15 PM

VIRTUES OF VICES?

CONFERENCE ROOM I (SECOND FLOOR)

As New Jersey's economy continues to adapt to changing social norms and culture, more and more towns are faced with decisions about how to include, or not include, "vices" in their communities. This panel will look at how municipalities can plan for marijuana dispensaries, vape shops, additional liquor licenses, and other vices in ways that meet their individual needs.

- **COURTENAY MERCER, AICP PP (moderator)**
Executive Director, Downtown New Jersey
- **EDMUND M. DEVEAUX**
Partner, Burton Trent
- **ANTHONY E. PIZZUTILLO**
Founder and Principal, Pizzutillo Public Affairs LLC
- **DONALD SAMMET, AICP PP**
Town Planner, Town of Westfield

POP UP, POP IN, CO-WORK: SHARED SPACES AS CATALYSTS FOR REVITALIZATION

SALON A/B (SECOND FLOOR)

With a recent shift back to cities, a trend in workers working from home, and the number of entrepreneurs on the rise, the demand for shared spaces is increasing. Can these spaces transform communities? What challenges exist in launching a shared space? This session will profile examples of innovative shared spaces in New Jersey and their impact on the surrounding neighborhood and economy. Participants will learn how these spaces serve as bridges in employment deserts, and what challenges were overcome to make the spaces a success.

- **KATHLEEN COVIELLO (moderator)**
*Vice President, Tech and Life Sciences,
New Jersey Economic Development Authority*
- **JENNIFER L. MAHER, ESQ.**
Chief Executive Officer, 1776
- **MARIE C. MASCHERIN**
*Chief Operating Officer,
New Jersey Community Capital*
- **VINCE PAN, AIA, BSA LEED AP**
Principal, Analogue Studio

NO ONE LEFT BEHIND: A FRAMEWORK FOR EQUITABLE REDEVELOPMENT

GARDEN STATE A (LOBBY LEVEL)

Equitable redevelopment recognizes the immense impacts that projects have on a community's public health, affordability, and economic opportunity. This session will highlight a number of considerations that must go into equitable redevelopment initiatives if they are to provide community benefits, respond to local needs, and contribute to the health and wellbeing of residents and workers. Participants will learn how their redevelopment projects can meet the needs of underserved communities while fostering places that are healthy and vibrant.

■ **LEONARDO VAZQUEZ, AICP PP (moderator)**
Executive Director, National Consortium for Creative Placemaking

■ **CHARLES BROWN**
Senior Researcher, Alan M. Voorhees Transportation Center; Adjunct Professor, Edward J. Bloustein School of Planning and Public Policy, Rutgers University

■ **RUBEN RODRIGUEZ**
Senior Director of External Communications, American Water

■ **UPENDRA SAPKOTA, AICP PP LEED AP**
Supervising Planner, Office of Planning, Zoning, and Sustainability, City of Newark

BUILDING THE INFRASTRUCTURE NEW JERSEY NEEDS

BRUNSWICK A (DOWNSTAIRS)

New Jersey communities cannot take for granted essential services like clean water, reliable transit and resilient energy. Infrastructure breakdowns disrupt commerce and threaten public health, highlighting the growing gap between today's crumbling systems and the infrastructure we need. Meanwhile the state's current fiscal situation limits its ability even to maintain the status quo. After identifying the most critical shortcomings in New Jersey infrastructure financing, this panel will share strategies and innovations that New Jersey can employ to design, finance and build the infrastructure it needs.

■ **LESTER E. TAYLOR III, ESQ. (moderator)**
Partner, Florio Perrucci Steinhardt & Cappelli, LLC

■ **JEANNE M. FOX**
Adjunct Professor, School of International and Public Affairs, Columbia University

■ **RICHARD KEEVEY**
Distinguished Executive in Residence, Edward J. Bloustein School of Planning and Public Policy, Rutgers University

■ **JIM SIMPSON**
Chairman and Chief Executive Officer, Victory Worldwide Transportation

■ **CHRIS STURM**
Managing Director, Policy and Water, New Jersey Future

MORE ➔



Moving forward together

At AT&T, giving back is how we keep moving forward. Through educational and professional opportunities, help for those in need, and the responsible use of technology and natural resources, we're taking steps to better our community and our environment.

That's why AT&T proudly supports the efforts of New Jersey Future.

When we all work together, anything is possible.



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**Hackensack
Meridian Health**

Life years ahead

Hackensack University Medical Center nationally ranked in Orthopedics.



2:15 PM

NO BUDGET, NO FUNDING: CLIMATE ADAPTATION FINANCING IN NEW JERSEY

BRUNSWICK B (DOWNSTAIRS)

Adapting to a changing climate could be one of the largest investments we'll make over the next generation. Yet we have no strategies to generate reliable funding for it. Instead, we continue to pay for adaptation by waiting for catastrophe and hoping for federal assistance. This session will examine the forces compelling us to respond proactively to our changing climate, the current state of adaptation financing, and ways to create dedicated funding to protect communities' critical systems, services and infrastructure.

- **ROBERT FREUDENBERG (moderator)**
*Vice President, Energy and the Environment,
Regional Plan Association*
- **SAMANTHA MEDLOCK, CFM**
*Senior Vice President and North America
Lead, Capital, Science & Policy Practice,
Willis Towers Watson*
- **JOHN A. MILLER, PE CFM CSM**
*Mitigation Liaison, Region II,
Federal Emergency Management Agency*
- **HON. DAWN ZIMMER**
Former Mayor, City of Hoboken

DEMOCRATIZING DEVELOPMENT DECISION-MAKING

BRUNSWICK D (DOWNSTAIRS)

We are experiencing a renaissance in civic engagement across New Jersey. Learn how nonprofits and developers are engaging residents in the development of their communities. This session will provide an overview of the scope of public participation, including engaging untapped communities to ensure their voices are heard. There will also be an opportunity to workshop real-life challenges with which attendees are grappling in their work.

- **ELIZABETH A. MURPHY (moderator)**
Consulting Director, Creative New Jersey
- **EDWIN H. COHEN**
Principal, Prism Capital Partners LLC
- **JAYMIE SANTIAGO**
*President and Chief Executive Officer,
New Brunswick Tomorrow*
- **MILAN SLEDGE**
*Community Outreach Specialist,
Housing and Community Development
Network of New Jersey*

ART AT THE REDEVELOPMENT FORUM

Redevelopment is, ultimately, about people and places. Vibrant communities are the collective expression of people living in a common place, and art is one way this expression manifests itself. Today's featured artist will inspire us to reflect on both the personal and universal aspects of place—on how much place matters to each of us, and what it means to share both a community and the place that is New Jersey.



SEAN BATTLE

Born in Camden, “Professor” Sean Battle is, as he likes to say, “the combination of an ambitious mother and pro wrestling antics.” Battle is the founder and chief executive officer of EvoluCulture Arts Entertainment. Alongside Kween Moore, he hosts EvoluCulture’s flagship show, Evolution Dopen Mic. As a student at Rutgers University, he was president of the Verbal Mayhem

Poetry Collective. He is currently a teaching fellow in Harlem, New York. Battle has self-published two poetry collections: PROFESS (2018) and THE FOREST OF BRICKS (2015). His poems can also be found in journals such as The Legendary, RADIUS, FreezeRay Poetry, and more. He has performed at the New Jersey Performing Arts Center, the Dodge Poetry Festival, and the Lincoln Park Music Festival.



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SPEAKER BIOGRAPHIES

MICHELE ADAMS, PE

President, Meliora Design

Michele Adams is a water resources engineer whose work focuses on sustainability, green infrastructure, and engineering designs informed by ecology. She was one of the authors of the Pennsylvania Stormwater Manual as well as NYC Parks' High Performance Landscape Guidelines, and served for six years on the USGBC Sustainable Sites Committee, including developing LEED V4 criteria. Recent projects include the Philadelphia Children's Zoo, Shoemaker Plaza at the University of Pennsylvania, the Stroud Water Research Environmental Education Center, and the Meadow Expansion at Longwood Gardens.

LESLIE A. ANDERSON

*President and Chief Executive Officer,
New Jersey Redevelopment Authority*

Leslie Anderson leads the New Jersey Redevelopment Authority, a multi-million dollar independent financing authority created by the state of New Jersey to transform urban communities through direct investment and technical support. Under her leadership, the NJRA has used its financial resources to leverage more than \$3.8 billion in new investments and has committed \$418 million in direct investments within the eligible communities. In 2006, Ms. Anderson created the NJRA Redevelopment Training Institute (RTI) to provide learning opportunities centered on the complexities of redevelopment and best practices for community revitalization. Since its inception, RTI has trained more than 2,000 attorneys, elected officials, developers, and nonprofits.

CHRIS ANDRUSZKIEWICZ

Practice Leader, AT&T Smart Cities

Chris Andruszkiewicz leads an emerging business unit inside AT&T's Internet of Things Division. The business unit is responsible for AT&T's Smart Cities solutions designed for

local and state government, higher education campuses, and metro regions to drive sustainability, improve public safety, engage citizens, and promote innovation and economic development.

JEANNETTE APARICIO

*Economic Development Coordinator,
City of Plainfield*

Jeannette Aparicio has been with the City of Plainfield for more than 23 years. During her tenure she has been a member of multiple departments and divisions, and currently serves as the economic development representative in the Economic Development Department. Her responsibilities include interaction, education and guidance between existing and new entrepreneurs and the city. She is responsible for managing the Urban Enterprise Zones programs, seminars and networking, and new initiatives that support the city's economic development team. She is originally from Colombia, and came to the United States in 1982.

ANNE S. BABINEAU, ESQ.

Partner, Wilentz, Goldman & Spitzer PA

Anne Babineau leads the statewide multi-disciplinary redevelopment practice at Wilentz, Goldman & Spitzer. She has worked with clients undertaking redevelopment projects throughout New Jersey and has been involved in projects at all stages from redevelopment area designation through project completion, counseling clients on redevelopment plans, designation of redevelopment areas, property acquisition and government approvals. She has negotiated and drafted contracts between developers and public entities for implementation of redevelopment, tax abatement, and financing documents, and loan and grant agreements, and has handled litigation and appeals in federal and state courts.

ROBERT BELL

Co-Founder, Intelligent Community Forum

Robert Bell heads research, analysis and content development and directs evaluation of applicants for ICF's annual Intelligent Community Awards program – a global contest that recognizes efforts to foster inclusive prosperity through information and communication technology. Mr. Bell also developed and leads ICF's Intelligent Community Accelerator programs. Serving as the content lead for ICF's Global Summit, he authors and edits research reports and is the lead co-author of *Brain Gain, Seizing Our Destiny* and *Broadband Economies*. A regular blogger, Robert has contributed articles to numerous online publications. He has appeared in segments of ABC World News and The Discovery Channel. A frequent keynote speaker and moderator at municipal and telecom industry events, he has also led economic development missions and study tours to cities in Asia and the United States.

ARIANE BENREY

*Community Solar Program Administrator,
New Jersey Board of Public Utilities*

Ariane Benrey's primary focus at the Board of Public Utilities is the establishment of the Community Solar Energy Pilot Program in the Office of Clean Energy, including the design and implementation of the program's rules and regulations, under the Clean Energy Act signed by Governor Murphy in May 2018. Her renewable energy experience focuses on solar, community solar, and inclusion of low- and moderate-income families.

ANGELA GLOVER BLACKWELL

Founder in Residence, PolicyLink

Angela Glover Blackwell started PolicyLink in 1999. Under her leadership, PolicyLink has gained national prominence in the movement to use public policy to improve access and opportunity, particularly in the areas of health, housing, transportation, and infrastructure, for all low-income people and communities



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of color. Prior to founding PolicyLink, Angela served as senior vice president at the Rockefeller Foundation. A lawyer by training, she gained national recognition as founder of the Urban Strategies Council. From 1977 to 1987, she was a partner at Public Advocates. She is the co-author of *Uncommon Common Ground: Race and America's Future*, and she authored *The Curb Cut Effect*, published in the *Stanford Social Innovation Review* in 2017. She serves on numerous boards, and she advised the Board of Governors of the Federal Reserve as a member of its inaugural Community Advisory Council. She is the 2018 recipient of the John W. Gardner Leadership Award, presented by the Independent Sector, and in 2017, she received the Peter E. Haas Public Service Award from the University of California, Berkeley.

SUSAN PIKAART BRISTOL, AIA NJRA LEED AP PP

Principal, SPB Architecture LLC

Susan Bristol is an architect and professional planner and is LEED certified in green design. Her work has ranged from regional-scale planning and community design to small structures and residential projects. She is a native of New Jersey and is recognized as a resilient design professional who has contributed to Hurricane Sandy recovery efforts. Design excellence and critical thinking are at the core of her professional and educational activities. Ms. Bristol has served as an adjunct instructor at the NJIT School of Architecture & Design, and has created the *Garden State Studios* to integrate her professional and academic research while addressing resiliency and sustainability on environmentally compromised sites.

CHARLES BROWN

Senior Researcher, Alan M. Voorhees Transportation Center; Adjunct Professor, Edward J. Bloustein School of Planning and Public Policy, Rutgers University

Charles Brown has extensive experience in urban and regional planning, public policy, research, and community outreach and engagement. He has instructed the New Jersey

Department of Transportation Complete Streets Course 30 times. As a faculty member at the Walkability Action Institute, he conducts focus groups on barriers and perceptions of bicycling in 10 major cities across the United States. He is a member of the Board of Directors of America Walks, as well as a member of the Transportation Research Board Pedestrian Safety Committee, Bicycle Transportation Committee, and the Region II Healthy Equity Council. His work has been published in several international journals as well as featured by or quoted in *The New York Times*, NPR, CityLab, and various other national and local media outlets.

BRENT T. CARNEY, ESQ.

Partner, Maraziti Falcon LLP

Brent Carney advises and represents public-sector clients in the areas of redevelopment, resiliency, municipal, and construction law. He represents various municipalities in the negotiation of redevelopment agreements, and defends challenges to redevelopment plans, redevelopment area designations, and the acquisition of industrial and commercial properties necessary for mixed-use redevelopment projects. He also represents a variety of clients in connection with Green Acres diversion matters. He is an experienced litigator, representing clients in federal and state courts and before administrative agencies. Mr. Carney is admitted to practice in New Jersey and before the United States District Court for the District of New Jersey. He is a member of the New Jersey State Bar Association's Environmental Law and Construction Law sections.

PAUL CEPPI

Managing Director of Business Development, New Jersey Economic Development Authority

In his current role, Paul Ceppi oversees the Small Business Services and Regional Business Development teams, which play key roles in assisting companies in obtaining the resources and capital needed to expand and succeed in New Jersey. Prior to joining the EDA in 2007, Mr. Ceppi was employed by the New Jersey Housing and Mortgage Finance Agency. He sits on the Fort

Monmouth Economic Revitalization Authority Housing Committee and the board of the New Jersey Redevelopment Authority.

EDWIN H. COHEN

Principal, Prism Capital Partners

Edwin Cohen joined Prism Capital Partners in 2003 as a principal partner after a 40-year career as one of the most prominent members of the regional real estate brokerage community. Under his tenure, Prism – which identifies, acquires and creates unique, value-added opportunities in the office, retail, industrial, and residential real estate markets – has orchestrated the repositioning of an impressive list of properties and projects. Previously, Mr. Cohen held senior-level positions with Cushman & Wakefield, Grubb & Ellis and Wm. A. White & Sons. Through his career, he has completed hundreds of real estate transactions and millions of square feet in office leasing. Mr. Cohen has served as a member of the Board of Trustees of Brooklyn College, his alma mater, for more than two decades.

HON. SHEENA C. COLLUM

President, Township of South Orange Village

Sheena Collum was elected in May 2015 as the 49th president of the Township of South Orange Village, a municipality of 16,000 residents, and was the first woman to hold this role. She is also currently the youngest female municipal executive in the state of New Jersey. She has concentrated her priorities around growth and economic development, shared services, citizen engagement and streamlining municipal operations and customer service through the expansion of technology. Ms. Collum also serves as the executive director of the American Planning Association's New Jersey chapter, a statewide planning organization whose mission is to help build stronger communities and provide more choices for how people work and live while meeting the challenges of both growth and change.

JIM CONSTANTINE, PP

Principal, Looney Ricks Kiss

With expertise in urban design, master planning, historic preservation, community relations and qualitative research, Jim Constantine oversees planning and community relations for numerous smart growth, traditional neighborhood development, transit-oriented development, and New Urbanism projects. He has worked as a licensed professional planner in more than 30 states, Canada, and Latin America. He is an active member of the Urban Land Institute at both the national and local levels.

CHRISTOPHER S. COSENZA, AICP PP LEED AP

Project Manager, Looney Ricks Kiss

Trained as an architect and planner, Chris Cosenza has both public and private experience in master planning, zoning, urban design, architectural design review and community process. He focuses on smart-growth strategies for infill development and urban redevelopment in a dozen states and in Canada and Panama. Specific project types include traditional neighborhood development, transit-oriented development, design guidelines, and pattern books. Community process and public outreach is central to his practice and defines his approach to both planning and architectural design.

KATHLEEN COVIELLO

Vice President, Tech and Life Sciences, New Jersey Economic Development Authority

Kathleen Coviello works closely with the emerging technology and life science companies and investors in the state and delivers the various Edison Innovation Fund products to this community. Under her direction, the EDA has delivered over \$1 billion in direct investments, business incentives, tax credits, and venture fund investments through the Edison Innovation Fund. Prior to joining the EDA, Ms. Coviello spent more than 17 years in the banking industry, with the last eight focused exclusively on the New Jersey technology venture lending market. Ms. Coviello sits on the advisory and/or valuation boards of the Edison Venture Fund, the NJTC Venture Fund/Tech Council Ventures,

Camden Waterfront Redevelopment
Rendering Courtesy of Robert A.M. Stern Architects



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and New Spring Health Ventures. She is also sits on the boards of the New Jersey Technology Council and the New Jersey R&D Council.

CASEY CULLEN-WOODS, LEED BD+C LIVING FUTURE ACCREDITED WELL AP

Sustainability Project Director, Thornton Tomasetti

Casey Cullen-Woods has more than nine years of experience in sustainability consulting for buildings, as well as for communities and companies. As founder of the NYC Living Building Challenge Collaborative, she challenges her peers to evaluate rating systems, codes, and initiatives for what is truly “sustainable” for densely populated communities. She served as the sole sustainability consultant for the Willow School’s Health, Wellness, and Nutrition Center in Gladstone, N.J., the 14th Living Building in the world and the only Living Building in New Jersey. She was selected as one of Union County’s Environmental Heroes in June 2018, and is a member of the NJ US Green Building Council Board of Directors.

EDMUND M. DEVEAUX

Partner, Burton Trent

When the New Jersey CannaBusiness Association formed as the state’s first and largest cannabis trade organization, Edmund DeVeaux was named as a policy advisor to help advance the association’s mission of forming a responsible and sustainable New Jersey cannabis industry. With a wealth of experience in matters of diversity and economic development, Mr. DeVeaux’s sphere of influence has grown in the cannabis industry. Often recognized as New Jersey’s lead professional African American lobbyist in the cannabis space, he has made numerous appearances on the topics of medical and adult-use cannabis, and business opportunities in cannabis with advocates Sativa Cross, Minorities for Medical Marijuana, and Mannada Events. An accomplished executive, Mr. DeVeaux’s corporate career includes leadership roles with the country’s largest multinational water-related service and environmental companies.

EUGENE R. DIAZ

*Founder and Principal,
Prism Capital Partners*

Eugene R. Diaz launched Prism Capital Partners in 2002. The firm today employs more than 50 professionals providing construction, development, investment and property management services to its many institutional partners and investors. Through Mr. Diaz's stewardship, Prism remains one of the state's most active and respected developers, focusing on adaptive re-use and repurposing of excess corporate facilities and turn-of-the century industrial buildings. Prism's portfolio includes approximately 4 million square feet of high-quality office, research and development, industrial, and multifamily assets, as well as a deep development pipeline of premier, transit-oriented commercial and residential sites. Throughout his career, Mr. Diaz has been responsible for the acquisition and capitalization of more than 26 million square feet of commercial real estate with total transaction value exceeding \$3.5 billion.

JEANNE M. FOX

*Adjunct Professor, School of International and
Public Affairs, Columbia University*

Jeanne Fox served as a commissioner of the New Jersey Board of Public Utilities for 12 years and was its president and a member of the governor's cabinet from 2002 to 2010. Under commissioner Fox's leadership NJBPU became a leader among states in developing cutting-edge clean energy policies, and promoting renewable energy and energy efficiency. Ms. Fox served as regional administrator of the United States Environmental Protection Agency Region 2 and as commissioner and deputy commissioner of the New Jersey Department of Environmental Protection and Energy. Ms. Fox is a co-founder and board member of the nonprofit Center for Renewables Integration. She has received numerous state and national awards in recognition of her innovative and effective leadership and is a member of many boards and commissions.

ROBERT FREUDENBERG

*Vice President, Energy and Environment,
Regional Plan Association*

Robert Freudenberg leads the Regional Plan Association's initiatives in areas including climate mitigation and adaptation, open space conservation and park development, and water resource management. He oversees a comprehensive program of projects and policies to improve public health, quality of life, sustainable development and climate resilience in the New York-New Jersey-Connecticut metropolitan area. He previously served as New Jersey director, where he managed the state program with a focus on sustainability planning and policy. Prior to joining RPA, Rob served as a coastal management fellow at the National Oceanic and Atmospheric Administration, where he focused on policies for the New Jersey Department of Environmental Protection.

JOE GETZ

Founding Principal, JGSC Group

For more than 34 years, Joe Getz and the JGSC Group, a revitalization and economic development consulting organization, have worked with developers, shopping malls, and cities and towns to help them find economic growth opportunities and attract new stores, restaurants, investment and development. His experience includes developing the strategic plan for the \$350 million Rowan Boulevard redevelopment project in Glassboro, the creation of retail recruiting programs for the City of New York, and work with over 160 downtowns in 19 states across the country. He is currently working with communities in New Jersey, New York, Pennsylvania, and Illinois to help them navigate the changing markets caused by retiring Baby Boomers, struggling Millennials and the ongoing retail revolution.

AISHA GLOVER

*President and Chief Executive Officer,
Newark Alliance*

Before joining the Newark Alliance, Aisha Glover led the Newark Community Economic Development Corporation, the city's economic catalyst, working to strengthen small

businesses, support a thriving entrepreneurial base and attract businesses in emerging markets. Prior to that she served as vice president of external affairs at the Brooklyn Navy Yard Development Corporation, where she oversaw strategic partnership development, community engagement, public affairs, and fundraising, and played a key role in supporting the Yard's growing economic development initiatives. Prior to that, she led a team at the Center for the Urban Environment, New York City's largest provider of environmental education programs; helped create a local chapter of the Small Business Alliance; and was instrumental in launching Green Brooklyn, the borough's first and largest sustainability event. She is a New Jersey Future trustee.

ROBERT S. GOLDSMITH, ESQ.

Partner and Co-Chairman, Redevelopment & Land Use Department, Greenbaum, Rowe, Smith & Davis LLP

Bob Goldsmith's practice focuses on redevelopment, transit-oriented development, downtown revitalization, green building and public-private partnerships. He also has broad experience in complex commercial litigation, construction litigation and appellate work. He has counseled and consulted with both developers and municipalities for numerous redevelopment projects throughout the state and for more than 30 Special Improvement Districts. Mr. Goldsmith has developed and teaches a redevelopment law course at Rutgers Law School-Newark. He is a New Jersey Future trustee and president of Downtown New Jersey.

RICHARD KEEVEY

Distinguished Executive in Residence, Edward J. Bloustein School of Planning and Public Policy, Rutgers University; Lecturer, Princeton University

Richard Keevey served as the New Jersey state budget director and comptroller for two gubernatorial administrations. He was appointed by the president to serve as the chief financial officer for the Department of Housing and Urban Development and as the deputy undersecretary for finance in the Department of Defense, and was awarded a medal for outstanding service from the secretary of defense. He directed the

Policy Research Institute for the Region at Princeton University and held senior consulting positions at Arthur Andersen and Unisys Corporation. Mr. Keevey serves as vice chair of the Plainsboro planning board, and served previously as a president of his local school board and board member of the Mercer Alliance to End Homelessness. He is a fellow of the National Academy of Public Administration.

ALLEN KRATZ

Principal, Resilience Works, LLC

Climate-change consultant Allen Kratz provides guidance at the intersection of historic preservation and resilience. As principal of Resilience Works, LLC, he helps communities secure funds for flood-risk reduction projects, "to give the future a future." He oversaw the \$3.2 million rehabilitation and dry floodproofing of the Hoboken Public Library, which he describes as implementing an "alphabet" of protections. Previously he was a project manager with the post-Sandy Rebuild by Design project, which developed a winning resiliency plan for the Hudson County waterfront, and has worked in real estate and economic development for NJ Transit. He is a member of the Hoboken Historic Preservation Commission, and wrote the National Register of Historic Places documentation for the Hoboken Public Library and the First Baptist Church of Hoboken.

WALTER C. LANE, AICP PP

Director of Planning, Somerset County Planning Division

Walter Lane is responsible for all of Somerset County's planning efforts, as well as the Office of Solid Waste Management, Agriculture Development Board, the county's Cultural and Heritage Commission and the Somerset County Energy Council. Previously he had served as a supervising transportation planner, principal planner and senior community planner for the county. He has more than 20 years of land use, regional planning and transportation planning experience and has managed numerous award-winning projects. He currently serves on the Executive Committee of the New

Jersey County Planners Association and the Somerset County Business Partnership. He has served on the APA-NJ Executive Committee and is a past chair of the Regional Transportation Advisory Committee at the North Jersey Transportation Planning Authority.

ADAM LUBINSKY, PHD AICP

Managing Principal, WXY Studio

Adam Lubinsky has a background in urban design, planning, and mobility, with more than 15 years of experience leading large-scale strategic and master plans for public- and private-sector clients. In recent years, he has undertaken major projects including the Kearny Point Master Plan, while also leading efforts in the wider metro New York region, Boston and Detroit. He also directs WXY's research on mobility, focusing on challenges related to electric-vehicle policy and infrastructure design solutions, freight and carshare. Mr. Lubinsky is a frequent speaker, and a visiting faculty member at Cornell University, Columbia University, and Parsons New School for Design. He is a fellow of the Urban Design Forum and

was named by *Fast Company* as one of 2017's Most Creative People in Business.

MICHAEL LYSICATOS

Assistant Director, Passaic County Department of Planning and Economic Development

In his current role, Michael Lysicatos specializes in the use of GIS and other technologies to develop urban design solutions that integrate land use and transportation decisions to reflect municipal priorities established through local coordination and robust public participation. He is the chairman of the North Jersey Transportation Planning Authority's Regional Transportation Advisory Committee. He has led numerous visioning workshops in partnership with local municipalities. One of the most comprehensive planning efforts he completed through the department was development of the Transportation Element of the Passaic County Master Plan, which addresses all aspects of the transportation system with strategies that support economic development, environmental sustainability

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and mobility. The plan received a 2013 Smart Growth Award from New Jersey Future.

STEWART MADER

Chair, PATH Riders Council

Stewart Mader brings new thinking and nearly two decades of experience in design, digital strategy, and communications to his work transforming transit. He established the PATH Riders Council, built a new model for constructive collaboration with the Port Authority of NY & NJ, and created the New York & New Jersey Subway Map used by tens of thousands of riders to navigate the entire metro area seamlessly. He advises agencies, officials, and policymakers based on his proven ability to lead complex projects and deliver results in demanding corporate and public-sector venues. He writes and speaks about transit, and he is building Transit Standards to make transit as easy as driving.

JENNIFER L. MAHER, ESQ.

Chief Executive Officer, 1776

Jenn Maher is a leader and operations ninja, focused on growing her company effectively and efficiently. She uses resources in a creative way to implement processes and designs to scale the company along the Northeast Corridor, as well as to serve 1776 members more effectively. Jennifer started her professional career as an attorney with an AmLaw 100 law firm in Philadelphia. While practicing full-time, she co-founded Benjamin's Desk in 2012, which later merged with 1776 in 2017, and she launched First Base, a commercial real estate brokerage focusing on tenant representation of growing companies. After 10 years of private practice, she left the corporate world to jump full-time into the world of being an entrepreneur.

DEBBIE MANS

*Deputy Commissioner, New Jersey
Department of Environmental Protection*

Debbie Mans joined the Department of Environmental Protection in 2018 after having served for 10 years as baykeeper and executive director for NY/NJ Baykeeper. Prior to joining Baykeeper, she served as environmental and energy policy advisor to then-Governor Jon S.

Corzine, assisting in the development of a state Energy Master Plan, charting clean energy plans through 2020. She also served as the governor's appointee to the State Planning Commission as the Smart Growth Ombudsman. Prior to that, she served for four years as Baykeeper's policy director and for two years as a policy and outreach specialist with the Stony Brook-Millstone Watershed Association. Deputy Commissioner Mans is the former chairwoman of the New Jersey League of Conservation Voters and a current member of her Borough Council.

HON. ADRIAN O. MAPP

Mayor, City of Plainfield

Adrian Mapp is now in his second term as mayor of Plainfield. His agenda is focused on rebuilding Plainfield's economy and creating opportunities for residents, leading to a renaissance with a half-billion dollars in redevelopment projects. He has implemented legislation addressing paid sick leave for workers, economic inequality, health, and educational disparities. He was a member of the Plainfield City Council for 16 years, and a Union County freeholder for three. He's the director of finance and QPA for the City of Orange and serves on the Local Finance Board for the state of New Jersey; he is chairman of the New Jersey Black Mayors Alliance and central vice president of the New Jersey Urban Mayors Association.

HON. HEMANT MARATHE, PH.D.

Mayor, Township of West Windsor

Before being elected mayor, Hemant Marathe served on the West Windsor Township Council for three years, and on the West Windsor-Plainsboro School board for 12 years, nine of which as its president. He has been a resident of West Windsor since 1994, and over the past 28 years he has been an owner of multiple small businesses.

MARIE C. MASCHERIN

*Chief Operating Officer,
New Jersey Community Capital*

Marie Mascherin is responsible for management of New Jersey Community Capital's lending operations, community strategies/investments, and residential

mortgage platform. She has more than 30 years' experience in banking and real estate finance, having held positions at Midlantic National Bank (now PNC Bank) and GMAC Commercial Mortgage (now Berkadia). Ms. Mascherin is a member of Community Reinvestment Fund's New Jersey Advisory Board and PNC's South Jersey Advisory Board, and is a board member of American Repertory Ballet/Princeton Ballet School. She is a graduate of the Achieving Excellence in Community Development fellowship program at Harvard University's John F. Kennedy School of Government.

JOSEPH J. MARAZITI JR., ESQ.

Partner, Maraziti Falcon LLP

Joseph Maraziti has many years of experience representing public-sector clients throughout New Jersey in redevelopment projects, condemnation, land use, and real estate transactions. He served as chairman of the New Jersey State Planning Commission, which adopted the State Development and Redevelopment Plan in 2001. In that role, he worked with the governor's cabinet, counties, local communities and the private sector to ensure that development and redevelopment in New Jersey enhance the quality of life for all residents. In 2014, New Jersey Future awarded Mr. Maraziti its Cary Edwards Leadership Award, and in 2017 he was honored by New Jersey Planning Officials with its President's Award. He is a member of The Counselors of Real Estate (CRE), an international limited membership organization of real property professionals. He is a New Jersey Future trustee.

STEPHEN D. MARKS, AICP PP

Business Administrator, City of Hoboken

Hoboken is an urban coastal community with a population of more than 55,000 residents, a municipal budget of over \$118 million, and more than 550 full-time municipal employees, is challenged by antiquated and failing roads, water mains and combined sewers. In his current role Stephen Marks manages the city's capital planning and programming function with a focus on resiliency, sustainability, green infrastructure and Sandy recovery. Mr. Marks is a state licensed and nationally certified

professional planner. He is also certified as a floodplain manager by the Association of State Floodplain Managers and as a green associate by the U.S. Green Building Council's Green Building Certification Institute.

MICHAEL G. MCGUINNESS

Chief Executive Officer, NAIOP NJ

Michael McGuinness has more than 30 years' experience in commercial real estate development. He oversees the operations and programs of NAIOP NJ, directs the government affairs program, and manages the Developers Political Action Committee. Prior to joining NAIOP NJ in 1997, he was acting director for Governor Christie Whitman's Office of the Business Ombudsman. He is a member of the Council on Port Performance, a founding member of the Smart Growth Economic Development Coalition, a member of the Real Estate Advisory Board for Montclair State University, a trustee and environmental chair of the New Jersey Society for Environmental, Economic Development, and he co-chairs the Economic Competitiveness Committee for the North Jersey Sustainable Communities Consortium. He served on the New Jersey Commerce and Economic Growth Commission from 2002 to 2004.

ELIZABETH MCMANUS

Principal, Kyle + McManus Associates

Elizabeth McManus has more than 17 years of experience in both public- and private-sector planning. She has prepared numerous planning-related studies, including master plan elements, reexamination reports, redevelopment investigations and plans, special area studies, open space and farmland preservation plans, housing plans, and development regulations, for a variety of municipal and private clients and has advised dozens of municipal planning boards, zoning boards and governing bodies on public policy and land development practice. She also has extensive experience serving in the role of special master for the New Jersey Superior Court in more than 40 cases where municipalities are seeking review and approval of their housing plans. Her experience extends from the state's smallest boroughs to the largest cities.

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SAMANTHA MEDLOCK, CFM

Senior Vice President and North America Lead, Capital, Science & Policy Practice, Willis Towers Watson

Samantha Medlock has more than 20 years of experience in land use and disaster law. Prior to her current position, she was senior advisor in the White House Office of Management and Budget and deputy director in the Council on Environmental Quality, working to reduce the risks and costs of disasters. Previously, she was policy counsel for the Association of State Floodplain Managers, and has led flood programs for the largest water and power utility in Texas. She has testified in Congress on flood risk and disaster recovery. She serves on the Advisory Committee for the Natural Hazards Center at the University of Colorado-Boulder, as a contributor to executive education at the University of Cambridge Institute for Sustainability Leadership, and as an adjunct professor at the Santa Barbara & Ventura Colleges of Law. She is a recipient of the Army Commander's Award for Public Service.

COURTENAY MERCER, AICP PP

Executive Director, Downtown New Jersey

Capitalizing on her nonprofit leadership experience, organizational management skills, and planning background, Courtenay Mercer serves as executive director for two nonprofit organizations – Downtown New Jersey and Preservation New Jersey. With substantial public and nonprofit sector experience, she has overseen diverse and complex projects within all types of communities. In her role as principal of Mercer Planning Associates, a boutique land use planning firm specializing in comprehensive planning and strategic community engagement, and as the former director of planning at the New Jersey Office of Smart Growth and New Jersey director of the Regional Plan Association, she has been at the forefront of policy and planning initiatives of state and regional significance. Ms. Mercer is a trustee of the American Planning Association.

MIKE MEYER

Director of Development, Hugo Neu Corporation

Mike Meyer is the corporate executive responsible for leading master planning and development for Kearny Point, the adaptive reuse of a 130-acre contaminated federal shipyard that will result in 3 million to 4 million square feet of repurposed historic buildings. Founded in 1947, Hugo Neu Corp. uses its strong capital position to invest in environmental, real estate, and nonprofit enterprises that support economic, social, and environmental justice and sustainability. Mr. Meyer is an expert in urban community planning and development, with a track record of delivering high-quality, large-scale transformational projects and programs to advance social and economic justice and community health.

ANN MARIE MILLER

Director of Advocacy and Public Policy, ArtPride New Jersey Foundation

In addition to her current role, Ann Marie Miller has served as the ArtPride New Jersey Foundation's executive director for 20 years. Prior to joining ArtPride, she was director of development at McCarter Theatre, a Tony-award winning regional theatre and performing arts center, and grants coordinator at the New Jersey State Council on the Arts. Ms. Miller is vice chair of Arts Ed New Jersey, chair of the Hightstown Cultural Arts Commission in her hometown, and an adjunct professor at Montclair State University. She is a recipient of the 2015 Alene Valkanas State Arts Advocacy Award from Americans for the Arts.

JOHN A. MILLER, PE CFM CSM

Mitigation Liaison, Region II, Federal Emergency Management Agency

John Miller is a member of the FEMA-New Jersey Office of Emergency Management integration team that embeds FEMA regional staff in states to enhance intergovernmental coordination. He recently served as a fellow in Sen. Robert Menendez's office, engaged in National Flood Insurance Program reform, and as an intern in the White House Office of Management and

Budget, working on flood policy and climate adaptation. Mr. Miller is a past chairman and co-founder of the New Jersey Association for Floodplain Management, and served on the Association of State Floodplain Managers board from 2006 to 2009. He is the vice chairman of the City of Lambertville Planning Board, a member of the city's Emergency Management Council, and was the first city FEMA Community Rating System coordinator.

JEFF MONGE

Managing Partner, Monge Capital

Monge Capital is a Latino-owned and operated firm that provides advisory services and capital solutions for real estate projects and business expansion through public/private partnerships. The firm participated in the closing of one of the first Opportunity Zone transactions in the country. Jeff Monge has more than 20 years of economic development, private equity and debt experience, with an expertise in urban development, real estate finance, state and federal tax-credit financing including New Markets Tax Credits, Historic Tax Credits, Opportunity Zones, and flexible financing options. He served as a chair of the International Council for Shopping Center's National Hispanic Retail Initiative and a co-chair of the P3 Retail Program, and worked to help revitalize Puerto Rico after Hurricane Maria. He serves on the Hispanic Scholarship Fund's Advisory Board.

THOMAS E. MOTYKA

Senior Executive Director of Infrastructure Innovation, New Jersey Innovation Institute

Thomas Motyka leads the Smart City iLab at the New Jersey Innovation Institute, which is focused on applying technology and innovation in urban infrastructure and public services. He comes to this role with more than 28 years of experience in the information technology industry, most recently as the global director of mobility sales at the IBM Corporation. His career also includes roles in engineering, development, product management and sales. He supported enterprise clients across multiple industries including communications, while he was with AT&T and Verizon; utilities while at

HL&P and Keyspan; and finance at Deutsche Bank and Bank of America.

ELIZABETH A. MURPHY

Consulting Director, Creative New Jersey

Elizabeth Murphy is a creative strategist and facilitator with 30 years of experience working in the nonprofit and philanthropic sectors. Her firm specializes in designing and facilitating large- and small-scale convenings and roundtable meetings; retreats for boards of directors and staff; strategy direction and program development; and leadership coaching. Since 2011, Murphy has also been the founding director of the Geraldine R. Dodge Foundation's statewide initiative Creative New Jersey, which has mobilized more than 2,000 individuals and 215 organizations to embrace cross-sector collaboration in order to build better communities. Murphy was also a member of the Regional Planning Association's tri-state Committee on the Fourth Regional Plan, and has been an adjunct professor at Fairleigh Dickinson University, the University of Nevada/Las Vegas, and Hofstra University.

VINCE PAN, AIA BSA LEED AP

Principal, Analogue Studio

Since founding Analogue Studio in 2011, Vince Pan has built the firm into an award-winning architecture and branding practice, with a growing roster of clients in the startup, education, and hospitality industries. As the firm's principal, Mr. Pan ensures that every project – from a brand campaign to a university student center – benefits from Analogue's interdisciplinary approach and passion for design-based problem-solving. Through his previous work with a diverse range of performing arts, research, academic, healthcare, residential, and commercial clients, he identified the need for a more ecosystem-based approach to design. This observation became the foundation of Analogue Studio and has led to a practice where graphics, branding, interior design, and architecture hold equal potential in the designer's toolkit.

ANTHONY E. PIZZUTILLO

*Founder and Principal,
Pizzutillo Public Affairs LLC*

Over the last 20 years, Anthony Pizzutillo has established a reputation in developing incentives to enhance economic development in New Jersey. Pizzutillo Public Affairs has provided expert legislative, regulatory and advocacy campaign advice to corporate and real estate clients since 2006. The firm's areas of expertise include redevelopment and land use strategies, environmental and transportation permitting, economic development and business incentives, renewable energy services, and government relations. Mr. Pizzutillo has been involved in brownfields redevelopment, local redevelopment, municipal land use reform, business incentive reform, renewable energy, transportation and environmental trusts and other initiatives to enhance economic development in order to improving both affordability and the quality of life for residents and businesses in New Jersey.

LILLIAN A. PLATA, ESQ.

Founding Member, Nee Plata Law LLC

Lillian Plata has more than 15 years' experience in tax and structured finance. She advises corporations, partnerships, developers, nonprofits and government entities on an array of transactions with a focus on syndicating Low Income Housing Tax Credits, New Markets Tax Credits, and Historic Tax Credits as well as other federal and local tax credit and incentive programs. She has also represented corporate entities and investment firms in infrastructure projects and redevelopment projects. She is a director of Don Pedro Development Corporation, a former member of the New Jersey Supreme Court Ethics Committee, a deputy regional president of the Hispanic National Bar Association, and a former director of the New Jersey Women Lawyers Association. She is admitted to practice law in New Jersey, New York and the District of Columbia.



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TODD J. POOLE

*President, Founder, and Managing Principal,
Award Planning Inc.*

Todd Poole has more than 26 years of economic and community development experience, both as a private sector consultant and a public-sector practitioner. He has extensive local, regional and national experience in comprehensive and master planning, transit-oriented development, market-rate and affordable housing analysis, economic and fiscal impact analysis, regional transportation planning, redevelopment and neighborhood revitalization, park and trail revenue analysis, adaptive reuse, and development advisory services. Mr. Poole has led economic and real estate analysis engagements on behalf of private developers, nonprofit organizations and municipal, county and state agencies. He has also developed and presented web courses on behalf of the accredited online land planning training website Planetizen. Mr. Poole is certified as an economic development finance professional by the National Development Council.

MARK POTTSCHMIDT

*Partner, Development,
Stanbery Development Group*

Mark Pottschmidt co-founded Stanbery Development in 2000 and has led the company's planning, design and development of over 1,500,000 square feet of Lifestyle Center development across four states, including six lifestyle centers in New Jersey.

EDUARDO J. RODRIGUEZ

*Director, Department of Planning and
Community Development, City of Elizabeth*

Eduardo Rodriguez has been in his current position since April 2014. As director, he is responsible for overseeing various bureaus – economic development, HUD entitlements, construction, planning, zoning, relocation, and public information. Since his tenure, he has implemented a municipal vacant/abandoned property registration system and a special tax lien sale for abandoned properties; overseen the

allocation of \$15 million in HUD entitlement dollars to various nonprofits and affordable housing developers; worked on various multi-million-dollar redevelopment projects; and implemented new policies to recoup relocation monies given to families for code enforcement displacement. He is a Certified Municipal Finance Officer.

RUBEN RODRIGUEZ

*Senior Director, External Communications,
American Water*

In his current position, Ruben Rodriguez works with executive leadership in developing and leading the implementation of an integrated strategic communications program for American Water that is consistent with overall company strategy and positioning in the U.S. water industry and in the marketplace. He is responsible for developing and overseeing communications programs, procedures, strategies and practices to ensure functional excellence in the areas of corporate communication, investor relations, media relations, community relations, and corporate social responsibility throughout all American Water states and at the corporate level.

DONALD SAMMET, AICP PP

Town Planner, Town of Westfield

With 20 years of experience in local and regional planning, Donald Sammet has had the opportunity to work within a variety of aspects of land development and redevelopment, including assisting special improvement districts, historic preservation commissions, planning boards, zoning boards and redevelopment entities in communities such as Montclair, Asbury Park, and Westfield. He has been accepted as a planning expert with a subspecialty in redevelopment by the state Superior Court. He also serves on the Redevelopment Committee of the New Jersey chapter of the American Planning Association, and is a member of the Board of Directors of Downtown New Jersey, an organization dedicated to advocating for, and improving the health of, downtown commercial districts.

ANA SANCHEZ, AIA

Principal, Ana Sanchez Associates

Ana Sanchez has been in private practice since 2000. She has been involved in and responsible for a broad range of residential and commercial projects, including the renovation of several rowhouses, and addressing infrastructure and flood mitigation after Hurricane Sandy. Ms. Sanchez has chaired the Hoboken Preservation Commission, and currently chairs the Hoboken Public Library's building and grounds committee, responsible for overall stewardship of the city's 1897 building. The library maintained full public service during the flood-proofing and historic rehabilitation project.

UPENDRA SAPKOTA, AICP PP LEED AP

Supervising Planner, Office of Planning, Zoning and Sustainability, City of Newark

Upendra Sapkota has more than 15 years of professional experience in the field of urban planning, design and community development. In his current role, he is actively involved in the formulation of neighborhood development and economic development strategies. His work in the City of Newark focuses on creating strategies and redevelopment plans for neighborhood revitalization, urban design, and sustainable and equitable development. He has worked on several retail and neighborhood revitalization projects in New Jersey and Maryland. As a planner, Mr. Sapkota is interested in placemaking, urban design, community development, and social inclusion and diversity. He has been involved in various planning and development projects nationally and internationally, including in Haiti and Nepal.

JAYMIE SANTIAGO

*President and Chief Executive Officer,
New Brunswick Tomorrow*

Jaymie Santiago is passionate about making a difference in the lives of people. From decision-makers to residents, he works with everyone willing to take up the charge of creating a vibrant New Brunswick, fostering safe, healthy communities for every child, adult and family. As both a resident of the city and in his current role at New Brunswick

Tomorrow, a nonprofit committed to improving the quality of life for every resident in the city, Mr. Santiago manages across sectors to develop partnerships that catalyze action on some of the most pressing issues facing city residents.

HON. ANDRÉ SAYEGH

Mayor, City of Paterson

André Sayegh, a lifelong resident of Paterson, became its mayor in July 2018. He has focused his administration on stabilizing property taxes, improving public safety, and driving economic development, particularly through tourism and economic development around the city's greatest natural resource – the Paterson Great Falls National Historical Park. He served on the Paterson City Council from 2008 to 2018, where he helped establish a more business-friendly and family-friendly Paterson. Prior to his election to the City Council, Mr. Sayegh served on the Paterson Board of Education, as chief of staff for State Sen. John A. Girgenti, and as a field representative for U.S. Rep. Bill Pascrell. He was also an adjunct professor at Passaic County Community College for 17 years.

JIM SIMPSON

*Chairman and Chief Executive Officer,
Victory Worldwide Transportation*

In addition to his role at Victory, Jim Simpson is an operating partner at Virgo Investment Group in San Francisco. He served as New Jersey State Commissioner of Transportation for over four years during such historic events as Superstorm Sandy and Hurricane Irene. He has been called a “transportation rock star” by the Associated Press and “General Jim Simpson” by the *Star-Ledger* for his leadership style. Mr. Simpson served President George W. Bush as the head of the Federal Transit Administration, and the governor of New York as a commissioner of the state Metropolitan Transportation Authority. He has served on numerous nonprofit public and private boards in the New York City region. Mr. Simpson is an accomplished pilot, motorcycle rider and recreational cross-country tractor-trailer driver.

MILAN SLEDGE

*Community Outreach Specialist, Housing and
Community Development Network of NJ*

In her current role, Milan Sledge is responsible for providing targeted policy and technical assistance that builds member organizations' capacity and empowers them to reach their goals regarding equitable urban revitalization and community development. She spearheads several of the network's county-based advocacy teams, and provides training on topics such as foreclosure issues, vacant and abandoned properties, and neighborhood revitalization. Prior to joining the network, Ms. Sledge worked as a community organizer for the statewide campaign Pre-K Our Way, and advocated successfully for the expansion of high-quality preschool for 3- and 4-year-olds across New Jersey. She also previously interned at the office of U.S. Senator Charles Schumer.

MICHAEL K. STATON

*Vice President and Mortgage Officer,
CPC Mortgage Company LLC*

Prior to joining CPC Mortgage Company, a subsidiary of The Community Preservation Corporation that focuses on the company's Freddie Mac, Fannie Mae, and FHA lending, Michael Staton was vice president of commercial real estate financing at TD Bank, where his primary responsibilities were financing multifamily housing developments, office buildings, retail centers and industrial space. As vice president of originations at WNC & Associates, his focus was on managing relationships with clients and investing as a limited partner in Low Income Housing Tax Credit properties, to create and preserve multifamily, affordable housing and to maximize the rate of return to Investors for property acquisitions. Mr. Staton also spent more than 20 years at the New Jersey Housing and Mortgage Finance Agency in a variety of key positions.

CHRIS STURM

*Managing Director, Policy and Water,
New Jersey Future*

Chris directs the organization's water programs and policy. Her work focuses on efforts to upgrade water infrastructure to support healthy, just and prosperous communities, and includes facilitating the Jersey Water Works collaborative and managing the organization's work on green infrastructure, water financing, and community organizing. She has built successful teams and collaborations to accomplish legislative, regulatory and programmatic innovations in areas including climate resilience, state and regional planning, land preservation, and compact, equitable growth. She is a member of the Clean Water Council of New Jersey and the U.S. Water Alliance. Her career experience includes serving as the assistant director of the Capital City Redevelopment Corporation.

TIM SULLIVAN

*Chief Executive Officer, New Jersey
Economic Development Authority*

Tim Sullivan assumed his current responsibilities in February 2018. During his tenure, he has led the NJEDA's transformation into a comprehensive economic development organization, including overseeing the creation of the NJEDA's Office of Economic Transformation, focused on catalyzing industry clusters; the Office of International Trade and Investment; the Office of Policy, Planning and Research; and a dedicated Small Business Unit with a focus on historically underrepresented firms. Prior to joining NJEDA, Mr. Sullivan served as deputy commissioner of the Connecticut Department of Economic and Community Development, and before that as chief of staff to the New York City deputy mayor for economic development. Mr. Sullivan began his career in investment banking at Lehman Brothers, and later worked at Barclays Capital before moving to the public sector.

LESTER E. TAYLOR III, ESQ.

Partner, Florio Perrucci Steinhart & Cappelli

Lester Taylor chairs the firm's education practice group. He also is involved with the firm's labor

and employment, litigation, municipal law, and redevelopment practice groups. While in law school, Mr. Taylor served as a legislative associate for Dominion, a fully integrated electric and natural gas utility company. Following graduation, he served as a law clerk and then worked as an associate at a law firm in Newark. He served as mayor of the City of East Orange from 2014 to 2017. He was named by the New Jersey Law Journal as one of the Top 40 Lawyers Under 40. He has received numerous awards and recognition from civic organizations, and he volunteers his time with students, helping them focus on education and leadership skills.

ADAM TECZA, AICP

*Director of Planning and Design,
Group Melvin Design*

At Group Melvin Design, Adam Tecza has led numerous multi-disciplinary teams in the creation of comprehensive plans, redevelopment plans, zoning ordinances, and urban design projects. Two projects he led have won American Planning Association – New Jersey Chapter awards: The Trenton250 Master Plan won the President's Award and the Cherry Hill Master Plan won the Outstanding Plan Award. In 2018, a number of his illustrations were published as part of *Site Planning: International Practice* by Gary Hack. Despite all appearances to the contrary, Adam does have a life and can often be found cooking, meditating, and hiking in the great outdoors.

LEONARDO VAZQUEZ, AICP PP

*Executive Director, National Consortium on
Creative Placemaking*

Leo Vazquez is a leader in two emerging fields in urban planning: creative placemaking and cultural competency. He has two decades of experience in community development, community engagement, small-group facilitation, local economic development, leadership development and strategic communications. He has worked with a wide variety of communities in New Jersey, California, Connecticut, Louisiana, New York and Pennsylvania. He is the

author of *Leading from the Middle: Strategic Thinking for Urban Planning and Community Development Professionals* and co-editor of *Dialogos: Placemaking in Latino Communities*. He has written for several professional and general-interest publications, including Planetizen, Planning, Progressive Planning and *The Star-Ledger*. He is the recipient of the 2012 American Planning Association National Leadership Award for Advancing Diversity and Social Justice in Honor of Paul Davidoff.

JENNIFER S. VEY

Director, Anne T. and Robert M. Bass Center for Transformative Placemaking, Brookings Institution

Jennifer Vey, a senior fellow with the Metropolitan Policy Program at the Brookings Institution, focuses primarily on the role of place and placemaking in driving inclusive economic growth and development. She is the author of several Brookings publications, including *Why We Need to Invest in Transformative Placemaking*. She is the co-author of *Connect to Compete: How the University City-Center City Innovation District Can Help Philadelphia Excel Globally and Serve Locally, One Year After: Observations on the Rise of Innovation Districts*, and *Assessing Your Innovation District: A How-To Guide*, among other publications, and is the co-editor of *Retooling for Growth: Building a 21st Century Economy in America's Older Industrial Areas*. Prior to joining Brookings in 2001, she was a community planning and development specialist at the U.S. Department of Housing and Urban Development.

ADRIENNE VICARI

Financial Services Practice Leader, Herbert, Rowland & Grubic, Inc.

In her current role, Adrienne Vicari helps her firm provide strategic financial planning and grant administration services to numerous municipal and municipal authority clients. She also assists dozens of municipalities across Pennsylvania with the development of stormwater fees, including the innovative regional approach taken by the Wyoming Valley Sanitary Authority.

MELANIE WILLOUGHBY

Executive Director, New Jersey Business Action Center

Before joining the New Jersey Business Action Center, where she also serves as acting executive director of the state Office for Planning Advocacy, Melanie Willoughby was the chief government affairs officer of the New Jersey Business and Industry Association. Prior to that she was the president and chief executive officer of the New Jersey Retail Merchants Association. She also served in Governor Brendan Byrne's administration as director of state and federal government affairs for the New Jersey Department of Community Affairs. Ms. Willoughby is the recipient of numerous awards and honors, and she serves on the boards of the Rutgers University John Heldrich Center for Workforce Development; Isles, Inc.; and the Rowan University South Jersey Technology Park. She is a Rutgers University Eagleton Institute visiting fellow.

GREGG WOODRUFF, AICP PP LEED-AP BD+C

Associate/Sustainability Leader, LANGAN

Gregg Woodruff has 15 years of experience in land development consulting, land use planning, natural resources permitting, and sustainable design projects. His project management approach focuses on the multi-disciplinary nature of complex urban redevelopment projects that include environmental issues, stormwater management challenges, and urban design principles. He has managed Langan's work on award-winning and recognized smart growth and sustainable design projects, including but not limited to the 700 Jackson Redevelopment Project in Hoboken, a New Jersey Future Smart Growth Award Winner and ACEC NJ Honor Award winner, the Duke Farms Capital Improvement Project, recipient of an ACEC NJ Distinguished Award and a USGBC NJ Award, and the Jackson Street Park Redevelopment Project, a Pennsylvania Brownfield Coalition's Honor Award recipient.



HON. DAWN ZIMMER

Former Mayor, City of Hoboken

Dawn Zimmer served as mayor of Hoboken from 2009 to 2017. Under her leadership, Hoboken won \$230 million from the federal Rebuild by Design competition for a comprehensive four-part water management strategy to protect Hoboken against impacts of climate change. She also created three new resiliency parks with green infrastructure to protect from flash flooding. She served as co-chair of Governor Murphy's Urban and Regional Growth Transition Committee, and was a member of President Obama's Hurricane Sandy Rebuilding Task Force and State, Local, and Tribal Leaders Task Force on Climate Preparedness and Resilience. Mayor Zimmer now works for Schneider Electric's Energy and Sustainability Services, helping communities and wastewater treatment facilities leverage energy savings for reinvestment in critical infrastructure upgrades without affecting rate- or taxpayers.

JIM ZULLO, AICP CAPP LEED AP

Vice President, Timothy Haahs & Associates

In his current role, Jim Zullo serves as director of the New Jersey office of Timothy Haahs & Associates, an engineering, architecture, and consulting firm that specializes in parking and mixed-use projects. He is the firm's leader for transit-oriented development and provides consulting for various parking operations throughout the Northeast. He also served as executive director of Elijah's Promise, senior director of real estate and economic development for NJ Transit, vice president of the New Brunswick Development Corporation, and as executive director of the New Brunswick Parking Authority (NBPA). He is a certified planner, a certified administrator of public parking, and a LEED AP professional.

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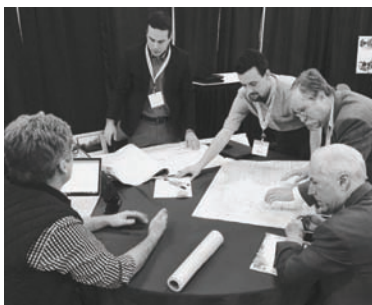
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