



www.ctmainstreet.org

DOWNTOWN REVITALIZATION INSTITUTE



Series Sponsor

got funding?

Financial Resources for Managing & Redeveloping Connecticut's Downtowns

May 13, 2011

Jones Auditorium, New Haven CT

Welcome & Introductory Remarks

9:00 am

Financing a Downtown Management Program

9:15 am

Steve Gibson, President, Urban Place Consulting Group

Rena Masten Leddy, Executive Director, Town Green Special Services District (New Haven)

Lunch

12 Noon

State & Federal Resources for Downtowns

12:45 pm

Julie Fagan, CT Field Officer, U. S. Department of Housing and Urban Development

Julie Carmelich, Federal & State Historic Tax Credit Programs, CT Commission on Culture & Tourism

Peter Simmons, Office of Responsible Growth, CT Dept. of Economic & Community Development

Bruce Chudwick, Esq., Partner, Shipman & Goodwin, LLP

State Rep. J. Brendan Sharkey, House Majority Leader

Break

2:15 pm

Financing Downtown Development

2:30 pm

Kevin Gremse, Director, National Development Council

Mark Cousineau, President, Connecticut Community Investment Corporation (CTCIC)

Nancy O'Brien, Multi-Housing Development Programs, CT Housing Finance Authority (CHFA)

Andrea Pereira, Executive Director, Local Initiatives Support Corporation (LISC-Hartford)

Parag Mehta, RA, AIA, Principal, PM Architecture PC

Adjourn

4:00 pm

SPEAKER PROFILES

Steve Gibson, President Urban Place Consulting Group

Steve Gibson is president and founder of Urban Place Consulting Group, Inc. (Urban Place), which specializes in organizing and revitalizing business districts. Steve has experience operating nine downtown districts as President/CEO. As a consultant, he has provided services to 45 districts in 35 cities and 24 states.

Steve is a contributing author, Business Improvement Districts (Urban Land Institute, 2003, Second Edition). He is a member of the International Downtown Association and served on its board of directors from 1996-2002. Steve is also a member of the California Downtown Association. Steve received a Bachelor of Science in Business Administration from the University of Southern California.

Rena Masten Leddy, Executive Director Town Green Special Services District, New Haven

Rena Leddy is the Executive Director of the Town Green Special Services District in New Haven, CT. She has 18 years of downtown management experience. Including New Haven, she has worked in 20 different cities and 7 states. Prior to joining Town Green, she served as the Vice President of business improvement district development and operations for Urban Place Consulting Group, a nationally renowned downtown consulting firm based in Los Angeles.

She has also been the executive director of the Portland, Maine BID and the deputy director and for the Stamford, Connecticut BID. Her experience includes establishing and renewing BIDs, implementing and managing BID programs involving traffic and parking, cleaning, landscaping, graffiti removal, quality of life issues, banners and security ambassador patrols.

Rena received her Masters of Public Administration from New York University, Robert F. Wagner Graduate School of Public Service and her Bachelor of Arts from the University of Connecticut. She has spoken at conferences of the International Downtown Association, California Downtown Association, Quebec Downtown Center, U.S. Department of Justice's Office of Community Oriented Policing Services and various community groups.

Julie Fagan, CT Field Officer U. S. Department of Housing and Urban Development

Julie B. Fagan is currently the Field Office Director of the Hartford Field Office for the U. S. Department of Housing and Urban Development. She was previously the Director of the HUD Salt Lake City Field Office and the national Director overseeing the Public and Assisted Housing Drug Elimination Program in Washington D.C. She also served on the senior management team for Governor Roy Romer (D) of Colorado. Julie has 20 years experience at HUD and an additional nine years experience in managing state and local government agencies. She holds a Master of Public Administration degree from Brigham Young University. Julie and her husband Jack are the proud parents of five wonderful children who have blessed them with five grandchildren.

Julie Carmelich, Federal & State Historic Tax Credit Programs State of CT Commission on Culture & Tourism

Julie Carmelich joined the Commission on Culture and Tourism in November 2008 as the new Administrator of the Federal and State Historic Tax Credit Programs. Prior to her position at CCT, Julie was the Cultural Resources Manager at IVI Due Diligence Services, a private environmental consulting group in White Plains, New York. She has also held positions at ARCH2, Inc. in Metuchen, New Jersey and Historic New England in Boston. Julie received her B.A. in history from Colgate University in 1995 and her M.A. in Preservation Studies from Boston University in 2000. Since joining CCT, Julie has overseen the completion of rehabilitation projects in Hartford, New Haven, Bridgeport and Waterbury among other locations.

**Peter Simmons, Office of Responsible Development
State of CT Department of Economic & Community Development**

Peter Simmons is the Director of DECD's Office of Responsible Development and Office of Brownfield Remediation and Development. A Connecticut native and alumnus of the University of Connecticut School of Engineering, Peter is a former U.S. Navy Civil Engineer Corps Officer with over 20 years of state service. He is a certified Economic Development Finance Professional by the National Development Council and has been recognized with a 2001 Connecticut Governor's Service Award and a 2006 Commissioner's Award for Service.

**Bruce Chudwick, Esq., Partner
Shipman and Goodwin, LLP**

Bruce Chudwick is a partner, Chair of Shipman & Goodwin's Public Finance Practice and a member of the Finance and Investments Practice Group. Bruce practices in municipal and public finance law. He is experienced in representing quasi-public agencies and municipalities as corporate counsel and town attorney and as bond counsel and underwriter's counsel on their tax-exempt financings. Bruce has also served as bond counsel and underwriter's counsel on numerous state financings. Most recently he has been involved in numerous taxing district issues, including the formation and governance of taxing districts and structuring issues for their bond financings.

Bruce is a certified public accountant, having previously worked at PricewaterhouseCoopers and Deloitte. He is a member of the National Association of Bond Lawyers and the Connecticut Government Finance Officers Association. He served on the Farmington Town Council from 1995 to 2005, and as Chairman from 2003 to 2005. A graduate of Bryant College (B.S. in Accounting) and the University of Hartford (M.S. in Taxation), Bruce earned his law degree from the University of Connecticut School of Law.

**State Representative J. Brendan Sharkey
House Majority Leader, Serving the 88th Assembly District - Hamden**

Brendan Sharkey was recently elected in 2010 to serve his sixth term as State Representative, representing the 88th District, located entirely within Hamden. He recently was selected by the democratic caucus to be the next Majority Leader of the House of Representatives for the 2011-2012 legislatures. He previously served as chair of the Planning and Development and Program Review & Investigations Committees, and as a member of the Finance, Revenue and Bonding.

Rep. Sharkey was born in Orange, New Jersey and later moved to Connecticut in 1971. He attended Georgetown University, graduating in 1984 with a Bachelor of Arts in English/Philosophy. He later graduated from the University of Connecticut, School of Law in 1989. He is an attorney and co-owner of AmeriZone, LLC, a consulting firm specializing in zoning and permit expediting for national retailers and restaurants.

Currently, Sharkey is a member of Hamden Chamber of Commerce and the CT Bar Association. He also serves on the board of the Boys and Girls Club of New Haven.

**Kevin Gremse, Director
National Development Council**

Kevin Gremse is a Director with the National Development Council (NDC), a leading not-for-profit corporation specializing in economic development finance. Gremse assists his public sector clients in the New York / Tri-State area evaluate and structure local economic development and affordable housing projects, leverage private investments, create local development finance programs, and bridge the gap between public and private sector investment. He represents and delivers other NDC products such as its New Markets Tax Credit program, its small business loan fund, its real estate equity fund, and its development division, to his municipal clients. These efforts have assisted \$300 million in completed development activity.

Kevin teaches several of NDC's professional certification training classes in economic and housing development finance and has created specialized classes on Mixed-Use Development and the HUD Section 108 loan guarantee program. Prior to joining NDC, Kevin was with the City of Bridgeport's (CT) economic development office where he prepared the city's economic development strategic plan, created and managed one of the first Brownfields programs in the country, and established a community development bank.

Gremse is a graduate of the University of Scranton (PA) and earned a master's degree from the University of Pennsylvania's Fels Institute of Government. He serves on the board of directors for Catholic Charities of Fairfield County and the Community Capital Fund, a community development financial institution (CDFI). He lives in Connecticut with his wife and three children.

Mark Cousineau, President

Connecticut Community Investment Corporation (CTCIC)

Mark Cousineau has been the president of Connecticut Community Investment Corporation (CTCIC) since 1999. CTCIC works with the US Small Business Administration, Economic Development Administration and various private lenders to provide economic development finance to small businesses in both CT and RI.

Mr. Cousineau is a graduate of the University of Connecticut School of Law and prior to his affiliation with CTCIC spent a number of years in private practice concentrating in the areas of commercial, municipal and land-use law. He is a Past President and former member of the Board of Directors of the Connecticut Economic Development Association (CEDAS), and has served as a member of the Advisory Boards of the CT Small Business Development Centers and Albertus Magnus College's New Horizons Program as well as serving on various committees for the National Association of Development Companies.

Nancy O'Brien, Multi-Housing Development Programs

Connecticut Housing Finance Authority (CHFA)

Nancy O'Brien has been the Administrator for Housing Development Programs at the Connecticut Housing Finance Authority for the past 5 years. In her capacity as Administrator, the Multifamily Underwriting, Tax Credit and Technical Services Departments report to her. Prior to her work at CHFA, Nancy was a Senior Vice President at Wachovia Bank for over 22 years in the commercial and real estate banking sections. Nancy began her career in government service at the Federal Deposit Insurance Corporation, The New York State Urban Development Corporation and the New York City Department of Housing, Preservation and Development. Nancy has a Bachelors Degree from American University in Washington DC and a Masters degree from New York University.

Andrea Pereira, Executive Director

Local Initiatives Support Corporation (LISC-Hartford)

Andrea Pereira is the Executive Director for the Hartford and Connecticut Statewide programs of the Local Initiatives Support Corporation (LISC). She has an MS in Urban Planning from Columbia University and a BA in Urban Studies from Trinity College. She has over twenty-five years of experience in urban and community development. Ms. Pereira has also worked at the state, community and municipal levels in urban and community development. She specializes in: housing and community development finance, economic development, management and public policy.

Parag Mehta, RA, AIA

PM Architecture PC

Parag Mehta began his career as an architect in New York City after completing his Masters in Architecture in 1992 from Pratt University, Brooklyn. As a young graduate, he started working with noted firms such as Russo Saunders, Perkins & Will and Ellerbe Beckett, until 1995 when he was ready to start his own company, PM Architecture PC. The firm does most of its work throughout New York City's five boroughs and offers its architectural and interior design skills to multi-unit residential buildings, the hospitality sector and the commercial sector and has completed projects of over 200 million since its inception.

Parag Mehta is also deeply committed to sustainable architecture and he and most of his employees are LEED certified. The firm, which is a member of the U.S. Green Building Council, believes that all projects of every size should incorporate energy efficiency into designs. PM Architecture completed and oversaw the gut-renovation of over 300 buildings in New York for various State and City agencies and not for profit groups.

Mehta saw opportunities in the vacant but architecturally rich stock of buildings in underdeveloped and largely ignored areas of New York City, such as Harlem and Upper Manhattan. With little assistance from banks and other agencies that were unwilling to invest in such areas, he started buying and renovating neglected buildings in disrepair. It has been his experience that, when someone takes the initiative in an area, others will

follow. With his success in NY, he was able to expand further and has now ventured as far as downtown Waterbury CT.

He is a firm believer in the potential of cities. With the amount of vacant built space and the available infrastructure in existing cities, he points out that living in cities is far more sustainable for the environment and is also a successful social model as illustrated in several cities that have undergone a renewal throughout this country. He wants to be a part of this movement towards the renaissance of cities and believes that it will check urban sprawl, reduce dependence on gas/oil and it is the future of a “greener” America.

The Downtown Revitalization Institute series is generously sponsored by

