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## Policy Practice Leadership

### Spring 2012 Newsletter

ULI Minnesota actively engages public and private sector leaders to foster collaboration, share knowledge and join in meaningful strategic action to create thriving, sustainable communities.

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#### ULI MN Chair Colleen Carey, The Cornerstone Group, is selected as ULI National Trustee!

"I am thrilled and honored to have been chosen to join this accomplished group of industry leaders. I am eager to represent the interests of our cutting edge Minnesota District Council and I know that I will learn from my new colleagues as well. ULI is a great organization and I am completely committed to the mission; the chance to engage at a deeper level is exciting!

If you have ideas or suggestions about how we can work more closely with the national organization or how they can support our work here in Minnesota, please be sure to let me know." [Colleen Carey](#)

#### REINVESTING IN THE REGION – REDEVELOPMENT GUIDE

ULI MN has released a **(Re)Development-Ready Guide** for local government. The guide is a tool to establishing (re)development policies and practices that use scarce public dollars to **attract private investment, grow jobs and build tax base for the well-being of our region.**

ULI Minnesota thanks its sponsors

##### Platinum Level



THE MCKNIGHT FOUNDATION



##### Gold Level



##### Silver Level

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##### Bronze Level

Based on national trends, the (Re)Development-Ready Guide outlines best practices for a proactive approach to development providing clarity, transparency, collaboration and efficiency to support the thriving, sustainable communities essential to remaining competitive in a new economy. The guide was prepared as part of the Reinvesting in the Region action plan with input from the ULI MN/RCM Connecting Transportation and Land Use Systems and Housing Initiative Advisory Committees and in partnership with the Regional Council of Mayors and their city staff.

CBRE  
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 Springsted

[Read the Redevelopment Guide](#)

## WHAT'S NEXT? Real Estate in the New Economy

Maureen McAvey, Executive Vice President of ULI Initiatives Group, came to ULI Minnesota to speak about "What's Next? Real Estate in the New Economy", a new ULI publication. McAvey spoke at the Regional Council of Mayors meeting, the ULI MN Advisory Board and Sponsorship Appreciation Luncheon and Southwest LRT Community Works Leadership.

[Read the RCM Notes - What's Next](#)

[Watch the What's Next? Presentation Video](#)

[Read the What's Next? Real Estate in the New Economy book](#)

[Review the What's Next PowerPoint](#)

## NAVIGATING THE NEW NORMAL UPDATES

Navigating the New Normal is a two-hour, ULI MN interactive workshop for city officials that provides a practical approach to the new challenges of (re)development.

[Read more: Navigating the New Normal brochure](#)

### Completed workshops:

Burnsville, Coon Rapids, Eagan, Eden Prairie, Golden Valley, Lino Lakes, Rosemount, Roseville, Shoreview

### Scheduled workshops:

Hopkins, Mounds View, New Hope, St. Paul

### Thanks to our Navigating the New Normal volunteer panelists:

**Eric Anderson**, New Perspectives Senior Living; **Gina Ciganik**, Aeon; **Jay Lindgren**, Dorsey and Whitney; **John Breitinger**, Cushman Wakefield Northmarq; **Michael Lander**, The Lander Group; **Pat Mascia**, Duke Realty; **Tony Schertler**, Springstead; **Rusty Fifield**, Northland Securities; **Mark Ruff**, Ehlers; **Bill Beard**, The Beard Group; **Brian Carey**, United Properties; **Cindy McCleary**, Leo A. Daly; **Colleen Carey**, Cornerstone Group; **Dan Cornejo**, Cornejo Consulting; **James Lehnhoff**, Aeon; **John Shardlow**, Stantec; **Maureen Michalski**, Schafer Richardson; **Rick Collins**, Ryan Companies; **Ted Redmond**, Leo A. Daly

To learn more, [contact Katherine Anderson](#), ULI Minnesota Associate, or at 612-338-1332

## UPCOMING EVENTS

## **Navigating the New Normal: Walking the Development Pathway with New Responses**

**May 30, 2012**

11:30 a.m. – 1:30 p.m.

DoubleTree Park Place, 1500 Park Place Boulevard, St. Louis Park, MN

This luncheon program, co-sponsored with the Sensible Land Use Coalition, will explain the initiative, provide an overview of the regional situation, common themes and key discoveries that have emerged and how the new normal may change both the public and private sector approach to development. Moderated by **Gordon Hughes**, a panel consisting of **Craig Ebeling**, City of Burnsville, **John Breiting**, Cushman & Wakefield/Northmarq and **Tony Schertler**, Springsted will provide critical data related to the new normal. [Register now!](#)

## **Inside the Leadership Studio**

**May 31, 2012**

**3:45 p.m. – 5:00 p.m.**

**The McKnight Foundation**

[Register now](#) for the second 2012 installment of *Inside the Leadership Studio*, featuring **Collin Barr**, President of Midwest Region at Ryan Companies US. Collin Barr's most recent projects have focused on suburban mixed use development, national corporate build to suit projects and several hospitality projects including the Sheraton Minneapolis Midtown Hotel, the Westin Minneapolis Hotel, and the Westin Edina Galleria Hotel and Residences. Barr has built a reputation for developing successful projects in urban areas including large-scale office and mixed-use projects. This Inside the Leadership Studio is moderated by: **Eliza Clark**, Sustainability Consultant at Paydirt LLC.

## **4<sup>th</sup> Annual Housing Summit: Boomer Generation Housing – New Preferences, New Responses**

**June 7, 2012**

8:00 a.m. – 11:30 a.m.

Dorsey & Whitney

Attend the 4<sup>th</sup> Annual Housing Summit program with expert panelists who will provide new research on the Boomer Generation housing needs. The keynote speaker is **John McIlwain**, ULI Terwilliger Center and the panelists are **Dan Cinelli**, Perkins Eastman; **Rodney Harell**, Public Policy Institute, AARP, Washington DC; **Julie Murray**, Ecumen; **Polly Nyberg**, Consultant for University of Maryland/School of Architecture; and **Mary Tingenthal**, Commissioner, Minnesota Housing.

[Register now.](#)

## **ULI MINNESOTA PROGRAM RECAPS**

### **ULI Minnesota: Minneapolis 2025-Big Ideas for the Future of Downtown**

**December 6, 2011**

The wheels are in motion to create an even more vibrant downtown for those who live, work, play and visit here. Sarah Harris, COO of Minneapolis DID and 2025 Steering Committee member, and Tom Hoch, President and CEO of Hennepin Theatre Trust, discussed big ideas for the future of downtown. Added attractions included a special preview of plans for a revitalized Hennepin Avenue and cultural corridor stretching from the Walker Art Center all the way to the river. [Click here to learn more.](#)

### **Roof Tops and Rivers, Saving Money and Getting Green**

**January 19, 2012**

Randy Neprash of Stantec Consulting and the Minnesota Cities Stormwater Coalition explained the current regulations, along with new provisions coming on-line that will accelerate change with improved water quality and quantity. Neprash discussed implications of the MS4 stormwater program, the mandates resulting from TMDL studies, funding challenges cities face to implement these policies and the benefits of trees as infrastructure for both urban forestry and water quality improvement. [Click here to view the PowerPoint Presentation.](#)

### My ULI MN – 75<sup>th</sup> Anniversary Celebration

**January 26, 2012**

ULI MN celebrated ULI's 75<sup>th</sup> Anniversary! A great event with pizza, beer and networking which was hosted by District Council Chair Colleen Carey at Cornerstone Group offices. New and existing members came and learned more about ULI MN initiatives. Speakers discussed how they joined ULI MN and what it meant to them, the speakers included a Young Leader Co-chair Sean Sweeney and ULI Trustee Robert Engstrom.

### Envision to Revision: Innovating to Make it Happen

**March 8, 2012**

The Young Leaders Group hosted their annual program with panel members from multiple sectors. The panelists were **Stu Ackerberg**, The Ackerberg Group; **Theresa Sweetland**, Intermedia Arts; **Jill Wilson**, 128 Café; and **Laurie Van Dalen**, Southdale Center. The panelists discussed the question: *what is the recipe for success in these difficult economic times?* These developers and business owners have faced many challenges and had to decide whether to change their approach midstream-stay the course, find an interim use or repurpose for a new vision.

### Members Only Sneak Preview: MoZaic Tour

**April 5, 2012**

**Stuart Ackerberg** and **Thatcher Imboden** from The Ackerberg Group hosted a ULI Members Only sneak peak of the new MoZaic. MoZaic - a 65,000 square foot, Class A office and 11,000 square foot restaurant/commercial development project in the Uptown neighborhood. In addition to the office and restaurant space, the 10-story, mixed-use building features 436 structured parking stalls and 120 surface parking stalls. A large urban plaza offers outdoor dining, public seating and unique public art, adding vibrancy to the plaza. The project also provides much needed direct access to the core of Uptown from the Midtown Greenway bike and pedestrian trails by adding a new ramp and bridge at Girard Avenue.

### Vital Signs: Real Estate Opportunities for Minnesota's Health Care Systems

**April 19, 2012**

The program consisted of an expert panel facilitated by **Murray Wolf**, Publisher from Healthcare Real Estate Insights. Panelists included **Dr. Robert E. Nesse, M.D.**, CEO – Mayo Clinic Health System; **Andrea Walsh**, Executive Vice President and Chief Marketing Officer – HealthPartners; **Julie Murray**, Director Real Estate Development – Ecumen; **Keith Konkoli**, Senior Vice President, Midwest Duke Realty; **Darryl Freling**, Managing Principal and Cofounder – MedProperties Holdings, LLC; **Ruth Krystopolski**, Executive Vice President Development and Research – Sanford Health; and **John T. Thomas**, Executive Vice President, Medical Facilities – Health Care Reit, Inc. The full agenda is here along with these PowerPoints. [Click here to view the presentations.](#)

## NEWS

Edina **Mayor James Hovland** wins Public Leadership award recognizing commitment and contributions to transportation improvements. [Read more.](#)

**The 2012 ULI/Gerald D. Hines Student Urban Design Competition.** The competition is designed for graduate students (both Masters and PhD candidates) and allows them to get a taste of what it is like to work on a real estate development team. The five students that made up the combination team from Minnesota included: **TJ McElroy** and **Dan Jackson** (ULI MN YLG member), MBA students at the University of St. Thomas' Opus College of Business, **John Briel** and **Mary Matze** of the University of Minnesota's Humphrey School of Public Affairs and **Emily Stover** of the University of Minnesota's School of Architecture. The team's concept was on a mixed-use new urban center with residential, retail and educational facilities. While the team was not selected as one of the four finalist teams that would compete for the ULI/Gerald D. Hines Student Urban Design Competition grand prize, they all agreed that it was an experience that they would never forget and would gladly do again.

Congratulations to **Jon Fletcher**, Young Leaders Group Board Member, who was named by The *Minneapolis/St. Paul Business Journal* a 40 under 40 Twin Cities' top business and civic leader. [Read more.](#)

## ULI MINNESOTA WELCOMES NEW LEADERSHIP AND MEMBERS

**Advisory Board:** Jean Kane, Welsh Colliers

**New members:** Wade Anderson, Aubrey Austin, Jack Boarman, Lisa Elliott, Mayor Mike Gamache, Amy Geisler, Ted J. Gonsior, Brian Hennen, Ben Hertz, Jon Hohenstein, Anthony Iannazzo, Joseph Janish, Parham Javaheri, Jeanne Kelsey, Allison Kern, Kate Kilp, Jason Lord, Jeff Melby, Miles Mercer, Robert A. Michaels, Pat Minea, David Motzenbecker, Kathleen Motzenbecker, Chris Osmundson, Thomas Paschke, Eli Rupnow, Khani Sahebjam, Heidi Steinmetz, Thomas Streitz, Mayor Brad Tabke, Mayor George Tourville, Patrick Trudgeon

## ULI BOOKSTORE: SUPPORT ULI MINNESOTA

Next time you order a book from the [Bookstore](#), be sure to use the ULI Minnesota code "8117". Our district council will receive a share of the proceeds!

## JOIN ULI

Interested in becoming an ULI MN member and receiving all of the membership benefits? Click here: <http://www.uli.org/JoinULI.aspx>

## ULI MN – How to be Involved:

- [Read the ULI MN Program of Work](#)
- [Attend an event](#)
- [Become a ULI member](#)
- [Join a committee](#)
- [Sponsor](#)
- To join ULI: Call 800-321-5011

## YOUNG LEADERS GROUP

Are you a young leader interested in networking with developers, planners, designers and other real estate professionals? The Young Leaders Group (YLG) is looking for you! Join great networking events such as brown bag lunches, happy hours and informative programs. To learn more about joining YLG click here [Young Leaders Group](#). To view details on the YLG's mission and goals, click here ([YLG mission](#)).

## GET CONNECTED!

Did you know that ULI Minnesota is on Twitter AND LinkedIn? You can follow us on Twitter (#ULIMN) or link up with other District Council members on our ULI Minnesota LinkedIn group. We're working to build valuable connections among our members, but we need your help to make it a meaningful network. *Please connect with us today!*

### CONTACT US:

[Caren Dewar](#), Executive Director

[Cathy Bennett](#), Housing Initiative

[Katherine Anderson](#), Associate

On the web: [www.minnesota.uli.org](http://www.minnesota.uli.org)

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