

CT'S Formula for TOD Success: Municipal-State Cooperation December 12-13, 2012 Workshop Speakers

Governor Dannel Malloy

Dannel Patrick Malloy, the youngest of eight children, was born in Stamford, Connecticut on July 21, 1955. Growing up, he struggled to overcome learning and physical disabilities, eventually gaining the skills he needed to go on to graduate Magna Cum Laude from Boston College and continue on to Boston College Law School. In 1982, Governor Malloy married his wife, Cathy, whom he met while at Boston College. Governor Malloy became a prosecutor in Brooklyn, New York, serving for four years as an Assistant District Attorney where he won 22 convictions in 23 felony cases--four of them homicides. Returning home to Stamford, he served on the Boards of Finance and Education before running for Mayor and winning in a landslide victory in 1995.



Governor Malloy was Stamford's longest serving Mayor, serving for 14 years from 1995 to 2009. Under his leadership, Stamford underwent a drastic transformation and became one of the country's top ten most livable cities, according to Forbes magazine. He brought nearly 5,000 new jobs to the city, led the fight for more affordable housing, championed transportation efforts such as the Stamford Urban Transitway, and helped to reduce the crime rate by 60 percent. He also implemented the first city-wide pre-kindergarten program, ensuring all four year olds could attend school regardless of their parents' financial situation.

On November 2, 2010, Dannel P. Malloy was elected the 88th Governor of the State of Connecticut and the first governor to have been elected under the state's clean elections program. He is committed to strengthening the state's economy, growing Connecticut businesses, and bringing jobs back to cities and towns. Governor Malloy is a former trustee of the U.S. Conference of Mayors, a former President of the Connecticut Conference of Municipalities, and a former member of the Stamford Cultural Development Organization. While they live in Hartford, the Governor and Mrs. Malloy call Stamford home. Mrs. Malloy and the Governor have been active in Stamford community and involved in various charities and outreach organizations. They have three sons, Dannel, Ben, and Sam.

Catherine Smith

Catherine Smith is the Commissioner of the Connecticut Department of Economic and Community Development (DECD), the lead state agency responsible for attracting and retaining businesses and jobs, revitalizing neighborhoods and communities, expanding affordable housing opportunities and fostering appropriate development in Connecticut's towns and cities. Governor Dannel P. Malloy appointed her to the position in April 2011.

Commissioner Smith's top economic development priorities are to strengthen the state's efforts to nurture and drive innovation; effectively promote and market the state's many business advantages within Connecticut and beyond its borders; and place a renewed emphasis on all aspects of customer service in order to make the state more business-friendly and attractive for investment. Her community and housing development priorities include increasing the supply of affordable housing while also preserving the quality and affordability of existing units, improving the state's ability to redevelop brownfields, continuing the state's commitment to responsible growth and transit-oriented development and fostering arts and culture to make our cities more vibrant and attractive. The commissioner will forge new, closer working relationships with private sector partners to realize these objectives and to maximize the return on state investments.

Prior to joining DECD, Commissioner Smith had a distinguished career in the insurance and financial services industry. She began her career at Aetna in 1983 and held various management positions, including investment officer and chief financial officer for Aetna Financial Services. Later at ING she served in numerous leadership positions including chief operating officer for ING U.S. Financial Services, and CEO of

the U.S. Insurance businesses. In 2008 Smith was named CEO of ING U.S. Retirement Services, one of the largest defined contribution plan managers in the United States with more than \$280 billion in assets under management and administration.

Barry Bluestone

Barry Bluestone is the Russell B. and Andree B. Stearns Trustee Professor of Political Economy, Dean of Northeastern's new School of Social Science, Urban Affairs, and Public Policy, and the founding director of the university's Center for Urban and Regional Policy. The Center is devoted to research and community action projects in housing, workforce development, community economic development, and the implementation of state-of-the-art information technology for schools, community groups, and small business. Before coming to Northeastern in 1999, Bluestone taught political economy for more than twenty-five years at Boston College and the University of Massachusetts Boston. He was the founding director of the Doctoral Program in Public Policy at UMB. He received his BA, MA, and Ph.D. in Economics from the University of Michigan.

As a political economist, Bluestone has written widely in the areas of income distribution, business and industrial policy, labor-management relations, and urban and regional economic development. He contributes regularly to academic, as well as popular journals, and is the co-author of nine books. At CURP, Bluestone has been involved in a broad range of projects related to assessing the barriers to urban economic development and the housing crisis in Massachusetts. Since the completion of the New Paradigm for Housing in Greater Boston report for the Catholic Archdiocese of Boston and the Greater Boston Chamber of Commerce in 2000, the CURP housing team has produced annual reports reviewing the progress toward meeting housing needs in the Commonwealth, working with the assistance of The Boston Foundation and the Citizens Housing and Planning Association (CHAPA). This work led to a commission from the Commonwealth Housing Task Force to prepare a legislative proposal for encouraging smart growth housing in towns and cities throughout the state, culminating in the successful passage of Chapter 40R and Chapter 40S, the first new comprehensive housing legislation in Massachusetts in nearly forty years. Bluestone is also part of a CURP research team that has created a Self-Assessment Tool to help local municipal leaders attract investment and jobs to their communities.

Stephanie Pollack

Stephanie Pollack is Associate Director of the Kitty & Michael Dukakis Center for Urban and Regional Policy, overseeing the Center's research agenda as well as conducting her own research projects in the areas of transportation policy, transit-oriented development, sustainability and equitable development. Pollack is also on the core faculty for the School of Public Policy and Urban Affairs, teaching courses to graduate students in the Law and Public Policy program and teaching and supervising internships for the Master of Urban and Regional Policy program. Her courses include Strategizing Public Policy, Introduction to Law and Legal Reasoning, Housing Policy and Transportation Policy.

Pollack is active in public policy issues affecting transportation, sustainable development and the environment in Massachusetts. She co-chaired Governor Deval Patrick's 2006 transition working group on transportation and served on Boston Mayor Thomas M. Menino's Climate Action Leadership Committee in 2009-2010. Before coming to Northeastern in 2004, Pollack was a senior executive and attorney at the Conservation Law Foundation, New England's leading environmental advocacy organization. During her two-decade career at CLF, Pollack worked on issues including transportation and transit policy, smart growth and sustainable development and childhood lead poisoning. Pollack received both a BS in Mechanical Engineering and a BS in Public Policy from the Massachusetts Institute of Technology, and a JD from Harvard Law School.

David Kooris

David Kooris is the Director of the City of Bridgeport's Office of Planning and Economic Development. Before assuming that role in 2011, Kooris held various positions at the Regional Plan Association of New York, New Jersey and Connecticut, culminating in his role as Vice President. In his role at RPA, he managed the organization's Connecticut and Hudson Valley programs from its Connecticut office located in Stamford's city center. In his work he helped individuals, communities, and agencies better understand the link between social, economic, and environmental factors and better position the region and its neighborhoods for a sustainable future through coordinated land use and transportation planning. Under Kooris, RPA helped coordinate the City of Bridgeport's comprehensive sustainability initiative, BGreen 2020, which is presently involving hundreds of community leaders, business owners, and city staff in a process that is implementing dozens of recommendations to make the city more green and prosperous for all.

In addition to his sustainability work, Kooris has lead or been involved in several transit-oriented development and downtown revitalization plans in Connecticut including the Downtown Master Plans for both Bridgeport and Stamford, and a comprehensive neighborhood strategy for the area surrounding Fairfield's third train station. Kooris received an Honours Bachelor of Arts in Anthropology and Geography from McGill University in Montreal, Canada and a Master in City and Regional Planning and a Master Certificate in Urban Design from PennDesign at the University of Pennsylvania in Philadelphia. He has lived in New York City, Vancouver, Canada; and Sydney and Perth, Australia. He was born in Bridgeport, and raised in the adjacent town of Fairfield, and he returned to the state in 2007 where he currently lives in Stamford, Conn., with his wife Jessica and daughter, Michaela.

Amanda Kennedy

Amanda Kennedy is Director of RPA's Connecticut Office in downtown Stamford. Her work focuses on economic development strategies that meet environmental and social goals. Amanda's current projects include the New York-Connecticut Sustainable Communities Consortium; BGreen 2020, Bridgeport's long-term sustainability initiative; research for the State of Connecticut on Green Jobs preparedness; and transportation investment policy.

Ms. Kennedy received her Masters in City and Regional Planning from the Edward J. Bloustein School of Planning and Public Policy at Rutgers University, where she was awarded the AICP Award for Outstanding Scholarship, and her B.A. with Honors in Anthropology from Yale University. Prior to joining RPA, Ms. Kennedy was Development Associate with Konover Properties Development Corporation, a developer of residential and commercial real estate based in West Hartford, Connecticut.

Rick Rybeck

Rick Rybeck is an attorney with a master's degree in real estate and urban development. He has worked on issues related to state and local government for over 25 years. In 2009, Rybeck established **Just Economics, LLC** to assist communities in promoting job creation, affordable housing, transportation efficiency and sustainable economic development. Most recently, Rybeck spent 12 years as the Deputy Associate Director for Transportation Policy & Planning at the District of Columbia Department of Transportation. In this capacity he facilitated private landowner funding for a new Metrorail transit station. This accomplishment was the impetus for an article, "Using Value Capture to Finance Infrastructure and Encourage Compact Development," that was published in the Public Works Management and Policy Journal in 2004.

In 1986, while Rybeck was pursuing a master's degree in Real Estate and Urban Development, the Urban Land Institute awarded him with a scholarship to write a report, *The Impact of Property Tax Policy on Spatial Patterns and Costs of Development*. Prior to working for the District of Columbia, Rybeck worked for Ralph Tabor and Associates, providing a Washington DC office for several urban counties. He also

performed research for the Center for Economic Alternatives into the causes and remedies for run-away inflation in housing prices. This research resulted in the publication of *Meeting America's Housing Needs* in 1982 by the Conference on Alternative State and Local Policies.

Anna Barry

Anna M. Barry is Deputy Commissioner of the Connecticut Department of Transportation and serves in the role of chief operating officer, working with DOT Commissioner James Redeker to carry out the agency's strategy and goals. Barry comes to Connecticut from the Massachusetts Bay Transportation Authority where she was senior director of vehicle engineering and quality assurance in Boston. She oversaw the technical development of MBTA's multibillion-dollar, multi-modal vehicle procurement program. She worked 24 years with the MBTA, employed in several management positions, including director of subway operations, managing the nation's oldest subway system. Barry has also served as director of railroad operations, overseeing the commuter rail contract. She is a graduate of Suffolk University Law School and Boston College.

Christopher "Kip" Bergstrom

Bergstrom is Deputy Commissioner of DECD. He has 30 years of experience as a strategist, business executive, economic development professional and place-maker. He also serves as the Executive Director of the Commission on Culture and Tourism. From 2008 to 2011, Kip served as Executive Director of the Stamford Urban Redevelopment Commission, the development agency for the City of Stamford, which has been instrumental in transforming Stamford into New York's principal business satellite for financial services and corporate headquarters. Kip also coordinated Reinventing Stamford. As part of that initiative, Kip led a diverse group of 300 business, community, political and education leaders in an in-depth exploration of the emerging conditions that will impact Stamford, and the opportunities in them for long-term economic growth, energy-efficiency, environmental quality, and reduced economic disparity.

For ten years, from 1998-2008, Kip was the Executive Director of the Rhode Island Policy Council, a private/public partnership which included senior leaders of business, labor, government and higher education. In that position, Kip developed an economic strategy for Rhode Island, positioning it as part of the tri-state Boston metro economy. Prior to coming to Stamford in 1993, Kip held senior management positions in the private and public sectors. He has a Masters Degree from the Kennedy School of Government and the Graduate School of Design at Harvard University, where he was the first student to specialize in economic development.

John Bernick

John Bernick is the Project Manager for the New Haven-Hartford-Springfield Railroad Project. Bernick has 19 years of experience with the Connecticut Department of Transportation, 15 of those years spent working mass transportation projects. Projects he has completed include the upgrade of the Branford, Guilford, Madison and Clinton Railroad Stations on the Shore Line East; the historic rehabilitation of the Darien, Westport, Milford, Southport, and New Canaan Railroad Stations; and the recent completion of the CT Transit Bus Maintenance and Storage Facility in Hamden. Bernick graduated from Clarkson University in 1985 with a Bachelor of Science in Civil Engineering and has 20 years of combined military service between the active duty U.S. Air Force and the Rhode Island Air National Guard.

Michael Sanders

Michael Sanders has served as the Administrator of the Office of Transit and Ridesharing for the Connecticut Department of Transportation since 1994. The Office provides funding, policy and administrative oversight for state programs in urban and rural transit, paratransit services for the disabled, and ridesharing and transportation demand management, as well as oversight and regulation of the taxi, livery and motorbus industries. The Office is also responsible for implementing the bus rapid transit services that will utilize the New Britain-Hartford CT *fastrak* corridor.

Mr. Sanders has more than 34 years of experience in the public transportation business, having held positions in planning, grants management, procurement, operations and general management with transportation and governmental agencies. He has served on the Executive Committee of the Board of Directors of the American Public Transportation Association (APTA), and has represented the state on a number of task forces and committees of APTA, the American Association of State Highway and Transportation Officials, and the Federal Transit Administration. He holds Bachelors and Masters Degrees in Geography from Binghamton (NY) University, and a Masters in Business Administration from Pace University.

Richard Manson

Richard Manson serves as Program Vice President for the Local Initiatives Support Corporation. He supervises its Northeast portfolio of sites that includes eight discrete geographic programs including Boston, MA to Greater Pittsburgh, PA. Among his responsibilities include senior credit decisions, strategic planning, communications, and public policy. He is a principal manager between the national organization and local corporate executives, public officials, and civic leaders responsible for shaping strategic direction of local programs.

Manson also serves as a senior credit officer for local programs and is a member of LISC's national credit committee. The committee oversees the allocation of multi-million dollar annual loan and grant awards in diverse geographic regions throughout the country. He served as a member of LISC's New Market Support Corporation. NMSC allocates tax credits that LISC has been awarded under the federal New Markets Tax Credit program. He is also a member of the JP Morgan Chase Community Advisory Board. Mr. Manson has been with LISC for over 25 years. Manson has Masters degree in Urban Planning from Columbia University and a BA in economics from NYU, and was a former Presidential Management Intern prior to his recruitment by LISC.

Melinda Pollack

Melinda Pollack is vice president, solutions, at Enterprise Community Partners, Inc. She oversees Enterprise's national initiatives dedicated to transit-oriented development and vulnerable populations. Melinda is based in Enterprise's Denver office. She joined the staff in 2007 to focus on transit-oriented development (TOD) financing solutions and policy efforts for the Denver region. Through this effort she guided the creation of the Denver TOD Fund, a \$15 million tool for preservation and land acquisition for affordable housing. She presently co-chairs Mile High Connects, a collaboration of more than 20 philanthropies and nonprofits dedicated to ensuring that all people benefit from the Denver region's transportation expansion, with an agenda focused on transportation, housing, jobs, education and health.

Melinda leads Enterprise's technical assistance team supporting federal Sustainable Communities Initiative grantees and supports colleagues working to implement transit-oriented agendas in six regions across the U.S. Melinda also guides Enterprise's national agenda on housing and services for seniors and formerly homeless populations. Prior to joining Enterprise, Melinda was vice president for strategic initiatives at Mercy Housing, providing consulting services related to affordable housing for healthcare systems and religious communities and leading Mercy's affordable housing preservation activities. Melinda holds a bachelor's degree in communications and human services from The George Washington University and a master's in public administration from the University of Colorado.