

Public-driven redevelopment projects / Kevin Cantley Quasi-public-driven redevelopment projects / Kevin Cantley Private-developer-driven redevelopment projects / Kevin Cantley.

Drake Research Associate Kevin M. He brings a wealth of knowledge from the real estate and finance industries, having been involved in residential financing for almost 15 years. This has driven an interest in the impact of housing authorities and a common mission with TAG Associates, to provide services resulting in safe, affordable housing for communities. As a Research Associate, Kevin works on multiple projects for numerous public housing and non-profit clients. Typical work involves performing a variety of housing regulation related research, writing briefing memos and performing analyses to support client solutions. Drake is a B. Bill has participated in portfolio analysis projects and helped categorize and plan for portfolio wide rehabilitation and development. Additionally, he has provided planning assistance through the creation of ArcGIS tools for multiple projects. Prior to his time at TAG, Mr. Friedman worked with Massachusetts Housing and Shelter Alliance MHSA , a non-profit, public advocacy organization that offers and specializes in Permanent Supportive Housing models for people experiencing homelessness. With MHSA, he assisted in the expansion of their nascent, in-house research and publication department, performing valuable research regarding program efficiency, in addition to the drafting of various project proposals. Throughout his collegiate career, he focused on public housing policy, both in the United States and Latin America, applying economic theory and statistical regression analysis into his projects to develop an in- depth, quantitative understanding of housing policies and models. Her work includes financial analysis and modeling, building proformas for potential projects, memo and report drafting, RAD conversion projects, funding applications, and assisting with procurement. She has primarily worked on projects in Florida, Connecticut, Boston. She also provided support to the Land Use Planning Department, and the Environmental Planning Department in the form data analytics and research to support land use reports commissioned by municipalities. Bradley spent time working with a private developer in Boston, Leggat McCall Properties, conducting market research and developing business strategy. Galvin is actively involved in the areas of mixed finance redevelopment, organizational reviews and risk assessments, PHA affiliates and instrumentalities and grant and funding applications. Assistance was also provided to meet the due diligence requirements of all regulatory agencies, tax credit investors and funding sources and in the review of evidentiary documents in support of a financial closing. This project was completed and fully occupied in and converted to permanent financing in This project is completed and re-occupied. Galvin also has direct experience working with the Section 8 program. Galvin successfully completed a risk assessment of the over 40, unit Section 8 Department of the Housing Authority of Los Angeles HACLA in , reviewing all divisions and identifying those areas where more stringent internal controls will be required. Other Section 8 work includes the recent review and assessment of operations with recommendations for improvements, as well as the drafting of standard operating procedures and providing of training at the Durham NC Housing Authority, the drafting of procedures and an Administrative Plan, as well as oversight for the DHAP program administration, for the Montgomery AL Housing Authority, the updating of procedures for the Client Placement Division of the District of Columbia Housing Authority, and providing supporting analysis and documentation for successful litigation with property owners and contractors on behalf of PHAs in Indianapolis and Houston. He was the primary author of a position paper that proposed a more regional and collaborative effort among PHAs for the delivery of certain housing services, as well as a performance measurement system designed to promote local control and also ensure transparency and accountability in housing management operations. Galvin is also currently serving in the role as Project Manager for the Receivership of the Housing Authority of Kansas City MO , working directly for the Receiver and now Special Master in the oversight of all areas of agency operations. He was a member of the Post- Receivership Governance Working Group, participating in the process to

establish and train a new Board of Directors and in the drafting of enabling legislation. Galvin is also actively involved in the development of the annual Receivership Plan and budget that is submitted annually for Court approval. With primary expertise in the areas of asset management, public housing operations, budgeting and mixed-finance housing development, Mr. In addition, he has worked with the Housing Authority of New Orleans to create a year strategic capital plan. May also has extensive experience in the area of public housing redevelopment through both the HOPE VI and tax credit programs. He has drafted project budgets and development and operating pro formas for multiple projects, including New Haven, Fresno, Mobile and Broward County and has participated in the submission of successful applications for low income housing tax credits and CFRC competitive applications through HUD. May was selected as a Presenter in a RAD Webinar and possess unparalleled technical expertise in the development of RAD budgets and operating pro formas. May has exceptional experience providing professional development related consulting services. Lines has over 40 years of experience in the field of public and assisted housing. He has worked in the administration of public housing at both the state and local levels and at the federal level as the U. He served as the lead technical consultant to the National Commission on Severely Distressed Public Housing coordinating all research, preparation of reports and the development of findings and recommendations presented to the U. Lines has been involved in all aspects of the Moving To Work Demonstration since its inception and participated in the development of the initial financial models and other authorizations which are widely in use today at a number of large urban Public Housing Agencies. This work resulted in a report and a set of recommendations that formed the basis for legislation that was used to create comprehensive financial and operation reforms for the more than housing authorities operating approximately 50, state aided public housing units in the Commonwealth of Massachusetts. TAG was an original member of the working group financed by the HAI Group to develop a national accreditation system for public and assisted housing. TAG Associates is a firm founded by Mr. Lines to provide needed technical assistance to public and subsidized housing providers and at times public interest organizations. Dixon has worked for over 20 years in affordable housing in both the public and private sector. Dixon provided technical assistance to a wide variety of clients, including attorneys, developers, and other state agencies. She has submitted LIHTC applications in multiple states and she has extensive knowledge of the Florida allocation process. Additional experience includes HUD mixed finance process and federal and state grant management. Jane also provides PHA procurement assessments and assists PHAs in developing procurement policies and procedures as well as assisting with procuring Developers and other services needed for development. In past funding cycles Ms. Before joining TAG, Ms. Hollmann worked at a consulting firm assisting local governments and research institutes to obtain and manage European Union grants to research and implement urban innovation projects related to energy efficiency in affordable housing, climate change adaptation, and smart city technologies.

Chapter 2 : citybizlist : Atlanta : Cooper Carry Appoints Ray Bouley as Chief Growth Officer

Kevin Cantley joined Cooper Carry in , was named a Principal in , and elected President and CEO in Kevin has directed the design of corporate headquarters, general office, residential, transit, retail, educational, and mixed-use projects.

The Changing Retail Landscape By: Ellen Rand, contributing editor, Development. Spring In , Apple stores posted the highest sales-per-square-foot of all retailers in the United States, according to research and consulting firm RetailSails. It exemplifies the retail trend of the store as a showroom and an entertainment destination for consumers. The world of shopping has changed. We can now shop anytime and anywhere “ on smartphones, tablets or computers ” as the holiday season showed more of us doing. What does that mean for retail real estate? What are the prospects this year for retailers and the property owners who house them? Which retailers are likely to succeed in a rapidly changing environment and where do they want to be? Developers, owners, research analysts and retail real estate service providers echoed a number of common themes, discussed below. Sales of consumer goods perceived to be commodities “ which increasingly includes video games, books, electronics and office supplies ” are migrating online. Class B and C malls that have housed middle-ground retailers are also wedged between the discount and luxury retail worlds. Although e-commerce still accounts for less than 10 percent of retail sales in the United States, the pace of dramatic change in the way people shop online will continue to influence retail trends and subsequently, the fate of retail real estate for the foreseeable future. According to comScore, U. The downtown Silver Spring, MD urban redevelopment project features more than free events annually. That includes certain once-venerated department stores, such as Sears and J. Expect to see modest improvement in retail leasing, occupancy and rent growth, more likely in the second half of the year. Continued economic improvement, especially in the housing market, should begin to fuel consumer demand. The fiercest competition, and most dramatic changes, will take place among food retailers. Retailers are looking to expand in urban markets as well as into markets experiencing population and job growth. They have little appetite for suburban growth. At the same time, retailers are looking to shrink their footprints and design smaller stores to suit urban locales. Matthew Winn, senior managing director, U. The rest, he said, will languish and probably get repurposed. Garrick Brown, director of research at Cassidy Turley in San Francisco and research director for Terranomics, warned that Class A centers can morph into Class B pretty quickly, if they lose anchors and the smaller stores around them. The key is to be the trophy center in a market, perceived as a real destination and a distinct place people want to visit. The firm is developing the Promenade at Virginia Gateway in Gainesville, a ,square-foot lifestyle center slated to open in The center will feature an upscale mix of retail, dining and a screen Regal movie theater as well as pedestrian-friendly streets and a dedicated events plaza. One of the restaurants, La Tagliatella, a European-based Italian restaurant concept, will be one of the first of 10 to open in the United States Jon Peterson, senior vice president, commercial development at The Peterson Companies, and a member of the NAIOP Retail Task Force, also noted how critical it is to feature numerous activities at retail centers on weekends. For example, the company is in the process of acquiring carousels, and employs an events manager to create entertainment opportunities for families in the Washington, D. Peterson expects that many tenants at the mid-point of their lease-term will opt to reduce their footprint, so generally there is not as much need for retail space as there once was. Although he expects square footage per capita to drop over the next five to 10 years, in some cases dramatically, Peterson believes that Virginia is one of the few pockets where new construction is warranted. Lifestyle centers such as Fairfax Corner fully integrate entertainment, retail, office and residential in a cohesive ensemble of pedestrian-friendly streets, public plazas and architecturally striking buildings. If a lease is coming up for renewal and the retailer wants to reduce its space from 25, to 15, square feet, the challenge for the landlord is allocating the remaining 10, square feet. Blasi noted that the cost to subdivide it can be significant, giving the landlord a multi-layered challenge. As for the plans of Borghese Investments LLC, they are focused on a mixed-use, transit-oriented urban redevelopment in

Miami. As Ann Natunewicz, vice president of retail services in the San Francisco office of Colliers International, pointed out, these centers are designed as suburban retail projects with a discretionary product mix. Some have been too small to generate critical mass, while others were built with financing where the loan-to-value ratios proved to be unrealistic. Moreover, the retailers in these centers have typically been targeted to women in their 30s and 40s, who reduced their spending once the recession hit. Walmart Express stores are less than one-tenth the size of Walmart supercenters and offer groceries and general merchandise, such as tools, as well as pharmacies. He also noted that the momentum is slowing among the dollar stores because the other retailers are getting smarter about allowing them as a permitted use on their lease. Convenience and drug stores have become hyper-competitive. Sivan Properties deals primarily with single-tenant retailers and Daniel Mermel reported that drug stores, convenience and food tenants are still expanding. He believes that in the boroughs of New York City, or in other gateway urban markets like Washington, D. Sivan continues to seek high-quality tenants who Mermel described as having a place in the world, regardless of the economy. Single-tenant, net lease properties are favored by investors these days because they are perceived to be a safe product: Shapeshifters Walmart plans to open Neighborhood Market stores by to compete with food retailers and dollar stores. Big boxes are shrinking and drugstores are expanding. Walmart is accelerating the expansion of small stores, particularly its Neighborhood Market stores, with plans to open Neighborhood Market stores and 12 Express stores by fiscal These stores range in size from 10, to 55, square feet. Meanwhile, drugstores like Walgreens are expanding their footprint. For example, a new 23, square-foot Walgreens opened in Hollywood, CA, replacing a former Borders location. The store sells sushi, alcohol and a myriad of other non-drugstore-like consumer goods. It is part of the current strategy of the chain "to transform the role the pharmacy plays as a center for health and wellness services in the community, as well as offering expanded grocery items, fresh food and higher-end beauty brands. The firm also estimates the pipeline of new retail projects at 52 million square feet, which would amount to a year-over-year increase of percent. The Chainlinks Retail Advisors Retail Outlook, noted that restaurants will account for about 40 percent of all new tenancy in the marketplace in unit counts, not square footage. Garrick Brown, author of the report, expects to see neighborhood and community centers coming back by , though not power centers. A Vision of Future Shopping Kevin Cantley Driven by technology, shopping has become a brave new world, adding up to greater consumer control and engagement with retailers. Mobile and self-service check-outs. Some supermarkets already have smart carts that enable consumers to scan and charge items as they find them. Variable pricing between some online and bricks-and-mortar stores. More direct brand-to-consumer connections. Just-in-time manufacturing, including customizing fit and color of consumer items, as Converse sneakers currently does. If a store is closed but has a QR code in the window, consumers will be able to get more information about something they like and order it from the store online. Other trends to look for: Retailers or shopping centers that can text sale coupons or product location information to consumers who are in a store or shopping center and have signed up for the service. The term typically applies to the consumer practice of looking at products or clothing in a store and then ordering them online, for perhaps a lesser price. Retailers like Target and Best Buy have combated this practice by matching online pricing in their bricks-and-mortar stores. But the term can also be applied to former online-only retailers who establish a bricks-and-mortar presence to highlight their products. Of course, the bands will also enable Disney to gather comprehensive information on guests. On Business - Keys to Work-Life Balance Development Magazine Winter Even as the one-income family has faded into the past for most people, modern families and businesses continue to grapple with balancing work-life issues, including workers in the predominantly male commercial real estate industry. Add a Comment We welcome your thoughtful comments. Please comply with our Community rules. All comments will display your real name. Want to participate in the discussion?

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KEVIN CANTLEY

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Chapter 4 : Staff Directory | City of Novato, CA

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Chapter 5 : Cooper Carry Architects | The Real Deal New York

Summary. Kevin Cantley joined Cooper Carry in , was named a Principal in , and elected President and CEO in Kevin has directed the design of corporate headquarters, general office, residential, transit, retail, educational, and mixed-use projects.

Chapter 6 : The Changing Retail Landscape | NAIOP

"Redevelopment is driven by market demand," said Arango. "This is why the goal within Towson is in creating a more friendly and urbanized environment. This can only be met with more redevelopment.

Chapter 7 : Table of contents for Redevelopment

This is where Kevin Cantley, president and CEO of the Cooper Carry architectural firm for the past 20 years, remembered the first time he became aware of the Urban Land Institute.

Chapter 8 : Redevelopment plans set a new pace for Towson | The Baltimore Watchdog

development projects, with the municipality in a leading role in the development, or public- private partnerships, with the municipality and one or more private developers closely working together in the development project.

Chapter 9 : Kevin Cantley (Atlanta, United States) | Viadeo

The transformation of agency from Land Development Corporation (LDC) to Urban Renewal Authority (URA) reflected the formation of a coalition composed of quasi-public redevelopment agency and.