**Commercial & Retail Development Council (Gold Flight) Agenda**

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**Council Day Agenda – Thursday, October 22nd, 2020**

**11:00 – 11:15 AM**  
Chair’s Welcoming Remarks/General Announcements/Business Session

**11:15 – 12:00 PM**  
Fireside chat with Nancy Sims of The Robert Toigo Foundation

Nancy Sims, President and Chief Executive Officer of the Robert Toigo Foundation, will provide an overview of ways the Toigo Foundation is advancing education and awareness of Diversity and Inclusion within financial services. Bill Markey will facilitate a discussion of how members of the CRC-Gold Council are advocating for diversity in their platforms. CRC- Gold members are invited to share their thoughts on challenges they have faced and successes they have achieved.

[https://toigofoundation.org/](https://toigofoundation.org/)

**Speakers:**

Bill Markey (m,c)  
Head of Real Estate Equity Acquisitions, MetLife Investment Management  
New York, NY

Onay Payne (m,c)  
Managing Director, Clarion Partners  
New York, NY

Nancy Sims  
President and CEO, Robert Toigo Foundation (nm,c)

Nancy Sims is President and CEO of the Toigo Foundation. She brings 30 years of service in the financial services industry to her leadership of the non-profit. Nancy’s entrepreneurial leadership has transformed the organization through a mission-driven strategic plan designed to increase industry engagement, program development, participant expansion and a more robust financial platform. She has advanced the brand of Toigo to a broad mix of industries from finance to technology to government as part of her vision to elevate the message and impact of the organization around inclusion. She has driven the evolution of the organization into new areas specifically addressing the evolving career interests and needs of those Toigo serves.
12:00 – 12:05 PM Transition Break

12:05 – 1:15 PM Economic Perspectives with Joe Zidle from Blackstone

Speaker:
Joe Zidle (nm, c)
Managing Director and Chief Investment Strategist, Blackstone
New York, NY

Joe Zidle is a Managing Director and the Chief Investment Strategist in the Private Wealth Solutions group. Previously, he worked at Richard Bernstein Advisors, an independent investment advisor, where he was responsible for portfolio strategy, asset allocation, investment management and marketing to major wealth management firms and independent RIAs. Zidle previously spent nearly a decade at Bank of America Merrill Lynch, most recently serving as Head of Investment Strategy for Global Wealth Management and Deputy Director of the Research Investment Committee, where he was responsible for creating and communicating global investment strategies to the firm’s private client division across all major investment disciplines. Mr. Zidle holds a Bachelor of Arts degree in Economics and History from Emory University. From 1993 to 2001, he served as a specialist in military intelligence for the U.S. Army Reserves.

1:15 -1:30 PM Break

1:30 – 2:00 PM Guest Intros

Moderator:
Rachel Elias Wein (m,c)
Founder and Chief Executive officer, WeinPlus St.
Petersburg, FL

2:00 – 3:00 PM Town Hall – Evolving Retail Trends and the Capital Markets Outlook Moderators:

Moderators:
Reggie Livingston (m,c)
Co-Head of Acquisitions, Acadia Realty Trust Rye
New York, NY

Eric Zimmermann (m,c)
Managing Director, Eastdil Secured
Atlanta, GA

Speaker:
Dirk Aulabaugh (nm, c)
EVP Global Head of Advisory Services, Green Street

Dirk Aulabaugh is part of the leadership team in Green Street’s Advisory Group. In recent years, Green Street Advisory has worked alongside numerous Fortune 500 companies as they uncover real estate monetization opportunities. The Group focuses on offering strategic advice to REITs, corporations, and investors across all real estate sectors and geographic markets.

Dirk's trusted perspective on real estate and its capital markets stems from his 25 years working in both the public and private real estate markets. Prior to joining Green Street, he was Senior Director with a leading independent global professional services firm focused on corporate and transaction advisory. He also previously worked as a sell-side equity analyst covering REITs in the apartment, industrial, retail, office and self-storage sectors at an investment bank.
ULI’s Mission

The mission of the Urban Land Institute is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

ULI is committed to:

- Bringing together leaders from across the fields of real estate and land use policy to exchange best practices and serve community needs;
- Fostering collaboration within and beyond ULI’s membership through mentoring, dialogue, and problem solving;
- Exploring issues of urbanization, conservation, regeneration, land use, capital formation, and sustainable development;
- Advancing land use policies and design practices that respect the uniqueness of both the built and natural environments;
- Sharing knowledge through education, applied research, publishing, and electronic media; and
- Sustaining a diverse global network of local practice and advisory efforts that address current and future challenges.

ULI’s Content Pillars

The ULI Content Pillars provide a bridge between our broad mission and the programs that deliver it. The Pillars represent the timeless topics or concerns of the organization, within which the program of work must fit.

Housing and Communities
This pillar is firmly grounded in the founding of the organization in 1936. References to housing products and policy, and specifically to the provision of affordable housing, are included in ULI's Articles of Incorporation. ULI fundamentally believes that housing is a fundamental underpinning of healthy and thriving communities.

Real Estate Finance and Investment
A great deal of ULI's value to our members and ability to meaningfully deliver our mission relates to our activities in real estate capital markets, including providing a forum for the providers and users of capital to convene. ULI's traditional focus has been on connecting capital to real estate through the creation of value. This pillar also encompasses the market and economic factors that affect the supply and demand forces that drive land use change.

Sustainability and Economic Performance
Specifically referred to in ULI's mission, and embedded in ULI's dedication to the creation of long-term value, sustainability is more than energy efficiency or adaptation to climate change. It encompasses environmental, social, and governance issues as they relate to efficient use of resources and creating and maintaining a sustainable and resilient built environment.

Innovation in Development Practice
ULI's applied research and education programs are based principally on best practices, on “what works,” and the process of real estate development remains central to the mission and to our members’ activities. We foster innovation, but look to practical experience and knowledge sharing to advance the state of the art. This pillar refers primarily to activities, at various scales, that are considered site-specific. ULI traditionally takes a case study approach, using real-world examples to illustrate broadly applicable principles and practices.

Shaping Successful Cities and Regions
Site-specific development occurs within a broader physical and policy context shaped by numerous actors and decision-makers. This larger context, from neighborhood to metropolitan region, is the subject of this pillar. Here, activities and issues transcend property boundaries and encompass land use planning and development policy, infrastructure, metropolitan growth strategies, and transportation issues.
ULI Council Member Expectations

Council membership is a privilege desired by many ULI members and the value of the Council experience is determined by the quality and participation of its members. Each Council member is therefore expected to be a committed and participating part of the Council, contributing as much value to the Council experience as they take home.

OPEN, HONEST, SPECIFIC INFORMATION AND EXPERIENCE: Come to Council meetings ready to participate openly and honestly with specific, detailed information and experience from your current real estate practice.

CONFIDENTIALITY: Everything discussed within a Council is kept completely confidential by all Council members. This is the foundation that makes open and honest sharing of detailed information and experience possible. Violation of confidentiality will result in immediate expulsion from your Council.

REAL DEALS, REAL NUMBERS: The key to truly valuable interaction between the Council members is the sharing of real deals and real numbers, successes as well as lesson learned.

RESPECT FOR OTHERS: Help make discussions productive and high value by engaging your fellow council members respectfully with your most relevant information and experience.

NO SELF PROMOTION: Council members are all highly successful real estate professionals. Self promotion and pitching do not add value for your fellow council members. Keep your presentations and discussions aimed at delivering real take home value for your peers, not your business.

NO CELL PHONES OR BLACKBERRIES: It should go without saying that you cannot be fully engaged in your council while checking your email. Most Councils have breaks designed to allow members to check in and stay connected a few times during the day.

ATTEND EVERY MEETING AND ATTEND ALL DAY: Each Council member has been chosen for the value that their unique background and experience brings to the Council. Missing a Council meeting or part of a Council meeting reduces the value for every other member of your Council. Your empty seat could easily be filled by someone else who has value to bring to the table.

RECRUIT THE BEST AND BRIGHTEST: Council members often come into contact with new leaders in the industry, ULI members and non-ULI members, with exciting new products, ideas and best practices that will add greatly to the value of their Council. Bring these new leaders as guests to your Council, sponsor them for Council membership and work with your Council leadership to help them become future members of your Council.

PARTICIPATE IN ULI AND ULI LEADERSHIP: Council members are expected to be active participants in ULI’s mission of providing leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. Your involvement in ULI provides excellent opportunities to network and to learn both within and beyond the boundaries of your industry segment:

- Attend and participate as speakers and panelists at ULI Spring Council Forums and Fall Meetings.
- Attend and participate as speakers and panelists at Council meetings.
- Serve as panelists at Project Analysis Sessions held at Spring Council Forums and Fall Meetings.
- Serve as panel members for Advisory Services assignments scheduled throughout the year.
- Contribute to ULI publications through the contribution of articles and papers.
- Contribute to the ULI Foundation.
- Participate as Committee/Subcommittee/Task Force members.
- Participate in research and education programs.
- Participate in District Council programs in each member’s area.