Industrial and Office Park Development Council (Red)

Council Day Agenda – October 22nd, 2020
2:00PM-6:00PM CT

2:00 PM-2:15 PM  Chair’s Welcoming Remarks/

2:15 PM-2:45 PM  Space Usage
- How has productivity been impacted in your company?
- What are overall occupier space usage trends?
- Are you doing anything to change your office use for your team now or when you go back to the office?

Speakers:

Pamela Huning  
Senior Vice President, Lincoln Property Company  
Los Angeles, CA

Caitlin Simon  
Executive Managing Director, Cushman & Wakefield  
New York, NY

2:45 PM-3:15 PM  New Players
There seems to be a lot of new players rapidly entering the industrial world. Developers that have hired new teams and now marketing a pipeline of industrial opportunities without much of a track record in this sector. How does capital feel about partnering with these groups? Are there any real deal examples?

Speaker(s):

Steve Disse  
Principal, Colliers International  
Chicago, IL

Nancy Shultz  
Senior Vice President Southwest Region, Duke Realty Corporation  
Orange County, CA
3:15 PM-3:20 PM  5 Minute Break

3:20 PM-3:40 PM  DIVERSITY EQUALITY, AND INCLUSION (DEI)
As relevant today as ever and ULI is making a huge push to make strides here. Given everything that is happening in the world, and the powerhouse of members within IOPC Red, let’s discuss, debate, and brainstorm how we can all do our part advancing this cause.

Speakers:
Steve Oliveira (c) (f)
Executive Director, Industrial Investments, PGIM Real Estate
Madison, NJ

Kristin Gannon (c) (f)
Managing Director, Eastdil Secured
San Francisco, CA

3:40 PM-4:10 PM  New Deals
How are you dealing with touring markets and finding new deals in a COVID world? Have you shifted your company’s focus to deals that can be toured by car only? Are you buying sites without touring and relying solely on virtual tours?

Speakers:
Nicole Stagnaro
Managing Director, Stockbridge Capital Group
San Francisco, CA

Charlie Forbes
EVP, Director of Core Investments
Jamaica Plain, MA

4:10 PM-4:30 PM  Tribute to San Francisco
The session will be a 10 min speed round/market update on SF as a tribute to the city where we would have been meeting with a quick view on office (demand, rent, current appraisal metrics) and how it’s impacting multi rents in SF (some of the largest percentage drops in the country right now).

Speaker:
Kimberly A. Adams
Managing Director, JPMorgan Asset Management
Northfield, IL

4:30 PM-4:40 PM  Wrap Up Session
Council members share their observations and takeaways from the day, with opportunity to revisit topics for further discussion when IOPC RED meets at the Spring Meeting

Announce Next Meeting:
- ULI Spring Meeting – Denver, Colorado
- Receptions on May 11th
- Council Meetings on May 12th

Reminder to Complete Evaluation Form
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 number, 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.