

REGIONAL PRODUCT COUNCIL

CLEVELAND, OH

September 19-20, 2024

Urban Land Institute
Cleveland

MEET THE TEAM

ULI CLEVELAND LEADERSHIP



PAUL BEEGAN
District Council Chair
Beegan Architecture



ERIN RYAN
RPC Chair
DLZ



MELANIE KORTYKA
Executive Director
ULI Cleveland

CLEVELAND RPC ORGANIZING COMMITTEE



MATT WILSON
Whiting-Turner



MICHAEL KONRAD
Intertek PSI



JACK NEWTON
GBX Group



STEPHANIE CIESZKOWSKI
THP



MICHAEL MEARS
MKSK



AMY WHITACRE
First American Title



CATHRYN GREENWALD
Thompson Hine LLP

Have extra time to explore downtown? Scan this QR code for a complete map.

Thank you to our 2024 Regional Product Council Sponsors

Merwin's Wharf Friday Lunch Sponsor

WHITING-TURNER

Dinner Sponsor

DLZ
ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

THP

Transportation Sponsor

intertek psi

URBAN VISIONARY
Thompson Hine LLP | The NRP Group | Snavely Group | Benesch Friedlander Coplan & Aronoff | Cumberland Real Estate Development | Cohen & Company

SUPPORTER
Cuyahoga County Land Reutilization Corp. | Huntington Bank | PNC Bank | RSM US LLP

URBAN PARTNER
First Interstate Properties, LTD. | Partners Environmental | GBX Group LLC | Bellwether Enterprise Dollar Bank | Beegan Architectural Design | BWE Investment Sales | CBRE | First American Title Insurance Marous Brothers | Property Advisors | Team NEO

URBAN VISIONARY SUPPORTER & URBAN PARTNER SPONSORS

THANK YOU!

ULI Cleveland

THURSDAY, SEPTEMBER 19

12:00 PM - Lunch with City Leaders

McDonald Hopkins: 600 Superior Avenue Cleveland, OH 44114 #2100

- Panelist: Michael Deemer, JD, LMP, President & CEO, Downtown Cleveland
- Panelist: Joyce Huang, Planning Director, City of Cleveland
- Panelist: Scott Skinner, Executive Director, North Coast Waterfront Development Corporation

2:00 PM - Fidelity Hotel Tour

1940 East 6th Street Cleveland, OH 44144

The group will be meeting at 1965 E. 6th Street Cleveland, OH 44114 for PPE and a presentation. The jobsite is located at 1900 E. 6th Street Cleveland, OH 44114.

- Heather Ciszczon, Nuovo RE, Chief Development Officer
- Paul Alessandro, Hartshorne Plunkard Architecture, Partner
- David Lang, New Waterloo, Vice President Operations
- Eric Conrad, New Waterloo, General Manager
- Drew Steusloff, JLL Project & Development Services, Vice President
- Jenna Carlson, Whiting-Turner, Project Manager

3:30 PM - Bus Departs from Hyatt Arcade Hotel

420 Superior Avenue Cleveland, OH 44114

We ask that everyone meets in the lobby of The Arcade by 3:30 pm for a bus tour.

3:50 PM - Grocery Market and Apartments Cleveland Innovation District

2190 E 105th St, Cleveland, OH 44106

Project partners include The City of Cleveland, Cleveland Clinic, Meijer, Fairfax Renaissance Development Corporation and Fairmount Properties. Participants will hear from Randy Ruttenberg, Founding Principal at Fairmout Properties.

Positioned to help revitalize and transform the neighborhood, the project will significantly contribute to creating a healthier community by addressing food insecurity, supporting economic development in the area, and providing a new shopping destination for customers from surrounding neighborhoods.

4:40 PM - Cleveland Foundation Tour

6601 Euclid Avenue Cleveland, OH 44103

One of 10 2024 ULI Americas Awards for Excellence Winners.

5:40-6:30 PM - University Circle Driving Tour

6601 Euclid Avenue Cleveland, OH 44103

Tour hosted by Elise Yablonsky, Chief Place Management Officer at University Circle.

7:00 PM - Hotel Break

Attendees will be dropped off at 420 Superior Avenue Cleveland, OH 44114

7:45 PM - Dinner at Collision Bend Brewing

Attendees are invited to walk over to Collision Bend Brewing located at 1250 Old River Rd, Cleveland, OH 44113

*Attendees should plan to arrive at the hotel on 9/19 by 3:00 PM at the latest.
Requesting an early check-in is strongly recommended.

FRIDAY, SEPTEMBER 20

8:30 AM - Meet at Tower City
50 Public Square, Cleveland, OH 44113

9:00 AM - Bedrock Presentation on Waterfront Development
250 W. Huron, Suite 300 Cleveland, OH 44113
Group will hear from Nora Romanoff, Vice President Business Development at Bedrock Detroit. Breakfast items will be provided.

10:15 AM - Sherwin Williams Presentation by Welty
250 W. Huron, Suite 300 Cleveland, OH 44113

11:45 AM - Peninsula Apartments, The NRP Group
Approximately 1956 Carter Road, Cleveland, OH 44113
Group will hear from Aaron Pechota, Executive Vice President Development and Director of Affordable Housing with The NRP Group

** Participants are required to wear closed toed shoes since this is an active construction site. We also suggest bringing your own hard hat, although hard hats will be available on-site.

1:00 PM - Lunch and Panel at Merwin's Wharf
1785 Merwin Ave. Cleveland, OH 44113

- Panelist: James DeRosa, Director of Mayor's Office of Capital Projects at the City of Cleveland
- Panelist: Allison Lukacsy-Love, AIA, AICP Managing Director, Major Projects (Waterfront and Downtown) at Greater Cleveland Partnership
- Panelist: Sean McDermott, Chief Planning and Design Officer at Cleveland Metroparks
- Panelist: Linda Sternheimer, Senior Vice President, Port of Cleveland

2:30 PM - Optional Happy Hour at Hoopples
1930 Columbus Road Cleveland, OH 44113

QUICK CONTACTS

NAME	TITLE	PHONE NUMBER
Melanie Kortyka	ULI Cleveland Executive Director	440.396.2236
Erin Ryan	Organizing Committee Chair	216.407.7009
Paul Beegan	District Council Chair	216.470.2459

Closed toed shoes will be required for a construction site tour on BOTH Thursday, 9/19 and Friday, 9/20. Hard hats will be provided, but attendees are invited to bring their own if preferred.

THINGS TO DO IN CLEVELAND

WHILE YOU ARE IN TOWN

North Coast Harbor

- North Coast Harbor includes Cleveland's most notable attractions. The I.M. Pei-designed Rock & Roll Hall of Fame, Great Lakes Science Center, and FirstEnergy Stadium, home of the Cleveland Browns, sit side-by-side along Lake Erie. Voinovich Bicentennial Park juts into the harbor off East 9th Street Pier and makes for impressive skyline photo opps. The area becomes a hotspot of activity during football games and summer events.

Edgewater Park

- Edgewater Beach, located in lower Edgewater Park, has something from everyone. Make a day of it and rent a cabana along the shoreline or join a pick-up game of beach volleyball. Stroll along the beach while enjoying a delicious scoop of Honey Hut ice cream from Eats and Treats concession stand. Experience panoramic views of downtown Cleveland from the shore and experience a breath-taking sunset. Edgewater Beach is accessible from both the lower section of Edgewater Park as well as the Upper section. The 2,400-foot beach features 1,000 feet of swimming access. The westernmost portion of the beach is dog friendly. The beach also provides kayaking access.



Flats East Bank

- Once a heavily industrial area of the Cuyahoga River Flats, the Flats East Bank is one of Cleveland's premier entertainment districts. In the 1980s and 1990s, as manufacturing slowly dissipated throughout the United States, the Flats transformed itself into an entertainment destination. With the highest concentration of bars in the Midwest, the Flats quickly achieved a party-animal status. In 2010, plans began for a $750 million redevelopment that would bring the energy of the Flats back online. By 2016, residents and visitors had access to new housing, dining and river activities. Today, illuminated bridges, outdoor patios and conversation light up both the East and West Banks every night of the week. On the East Bank, restaurants, served with a side of backyard games, wind around Front Street and Old River Road along the boardwalk.

intertek psi

Intertek-PSI Welcomes
ULI Regional Product Council to Cleveland

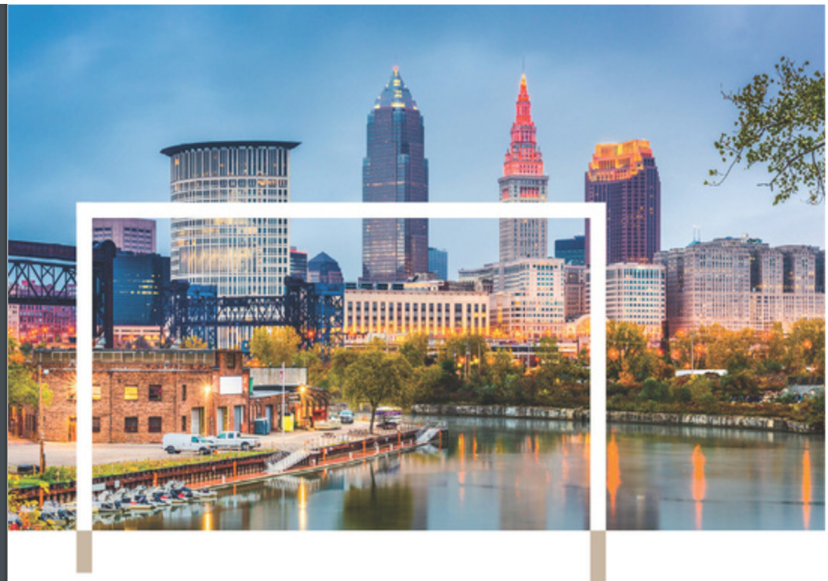
CONSTRUCTION PROJECT SOLUTIONS

- Geotechnical
- Construction Materials Testing
- Environmental
- Building Enclosure
- Industrial Hygiene
- Specialty Testing & Engineering



CONTACT MIKE KONRAD

216.877.1148 michael.konrad@intertek.com intertek.com/psi



DLZ proudly
supports
The 2024 East Central Regional Product Council Fall Summit

DLZ
800.336.5352 // dlz.com



WELCOME TO CLEVELAND

Urban Land Institute Members!

WT
Whiting-Turner

www.whiting-turner.com



Michael Deemer, JD, LMP
President & CEO, Downtown Cleveland

Deemer leads Downtown Cleveland Alliance's Business Development Center, the single point of contact for connecting businesses, developers, and investors with downtown real estate opportunities. He leads all facets of business development, including advocacy, strategy, membership, research and direct sales. Deemer also serve as the Alliance's in-house counsel on contract and real estate matters.



Joyce Huang
Planning Director, City of Cleveland

Joyce Pan Huang is the Director of City Planning for the City of Cleveland in the Bibb administration. Prior to this appointment, she served as the Vice President of Community Development in MidTown for the MidTown and AsiaTown neighborhoods. During Joyce's tenure at MidTown Cleveland, she coordinated five visionary and community-driven planning efforts for MidTown's transportation corridors, neighborhood-based arts and culture, and the innovative Neighborhood Vision Plan. Joyce also executed on a variety of placebuilding projects, culminating in a mural festival that added 19 murals to the neighborhood. Her own contributions in the Asian American Pacific Islander community led to the formation of an AsiaTown team housed at MidTown Cleveland, the first to serve residents comprising staff of Asian descent with language fluency. A deep respect for people, culture, and lived experience drives her philosophy for neighborhood growth. Racial equity and belonging are the key driving principles for her work, along with the belief that people-centered investments and relationship-building are central to developing dynamic neighborhoods.
Panelist: Scott Skinner, Executive Director, North Coast Waterfront Development Corporation



Scott Skinner
Executive Director, North Coast Waterfront Development Corporation

North Coast Waterfront Development Corporation (NCWDC), the not-for-profit entity will assist the City of Cleveland with the equitable development of the North Coast Lakefront. Scott is serving as the first executive director and will spearhead the implementation of the community's vision for Cleveland's Lakefront. He is responsible for organizational leadership, advocacy, funding strategies and maintaining alignment with public and private sector stakeholders.

Skinner most recently served as vice president of development at The NRP Group LLC where his responsibilities included deal origination, initial underwriting and due diligence, political approvals and community outreach for both market rate and affordable multifamily development projects in Ohio, Michigan and Indiana. He also led NRP's federal advocacy work to promote policies that advance affordable housing development at the national level.

Prior to joining NRP in 2017, Skinner served as a writer for the San Francisco Chronicle, a Peace Corps volunteer doing community development work in the country of Georgia and a corporate fundraiser for Capital Partners for Education, a large nonprofit organization in Washington DC.

Skinner earned a bachelor's degree in English from San Jose State University and an MBA from the Ross School of Business at the University of Michigan. A native of San Jose, California, he moved to Cleveland in 2018.

James DeRosa
Director of Mayor's Office of Capital Projects



James D. DeRosa has served as the Commissioner of the Division of Real Estate for the City of Cleveland since 2011 when this division was created to manage real estate transactions for the City of Cleveland, including leading the team that completed the Towpath Trail project. Previously, he was employed by the Greater Cleveland Regional Transit Authority as its system-wide Property Manager and Deputy Project Manager of Real Estate for the Euclid Corridor Transportation Project. Other employment includes City of Cleveland, Department of Economic Development, Empowerment Zone Office as Acting Director and Attorney as well as Staff Attorney at Jones Day.

James holds an A.B. in International Studies from Kenyon College, a J.D. from Case Western Reserve University, and a Master of Urban Planning Design and Development from Cleveland State University's Maxine Goodman Levin College of Urban Affairs.

He was selected by the German Marshall Fund of the United States as a Marshall Memorial Fellow in 2009. His civic involvement includes Lutheran Metropolitan Ministry Housing & Shelter Board and past leadership roles on the boards of Ingenuity Festival and Fairfax Renaissance Development Corporation.

Allison Lukacsy-Love, AIA, AICP
Managing Director, Major Projects (Waterfront and Downtown) at Greater Cleveland Partnership



Allison Lukacsy-Love's career represents an amalgamation of robust experiences and perspectives for equitable redevelopment of the built environment, informed by her architectural training and extensive community placemaking projects. She is a licensed Architect and certified City Planner with advanced degrees from Carnegie Mellon University and Cleveland State University.

Allison creatively, collaboratively and tenaciously approaches opportunities and challenges with an inclusive, community-centered mindset to bring urbanist visions from idea to reality. Before assuming the role of Managing Director of Major Projects – with a focus on downtown and waterfronts – at the Greater Cleveland Partnership, Allison was the Director of Planning and Development at the City of Euclid where she led the $30 million Waterfront Improvement Plan from concept through construction. She previously worked as a Project Manager in architecture and real estate development firms in Cleveland, Pittsburgh and Shanghai, China.

Sean McDermott
Chief Planning and Design Officer at Cleveland Metroparks



Sean serves as the Chief Planning and Design Officer for the Cleveland Metroparks, the five-time gold medal winning park district serving Northeast Ohio. Sean is responsible for long range strategic planning in concert with design and construction of the Metroparks capital improvements throughout the Park District and the Cleveland Metroparks Zoo. Prior to joining the Metroparks in 2013, Sean managed retail, commercial and multi-family projects nationwide for a Cleveland based real estate developer.

Sean holds a Bachelors of Civil Engineering from the University of Dayton and a Masters of Urban Planning, Design and Development from Cleveland State University. He is a registered Professional Engineer in the State of Ohio, a volunteer and past president of LakewoodAlive, Chair of New Village Corporation board, a COGENCE Alliance board member, City of Lakewood Planning Commission member, a member of the 2015 Cleveland Bridge Builders class, and a former Crain's Cleveland 40 under 40 honoree.

Sean and his wife Amy, a third-grade teacher, have resided in Lakewood for 20+ years and have sent all four of their children to Lakewood Catholic Academy.

Linda Sternheimer
Senior Vice President, Port of Cleveland



Linda Sternheimer is the Director of Urban Planning and Engagement for the Port of Cleveland heading up planning and development initiatives as well as special projects which benefit from community engagement activities. Ms. Sternheimer is responsible for overseeing the stabilization and rehabilitation efforts at Irishtown Bend as well as management of the Cleveland Lakefront Nature Preserve.

Ms. Sternheimer has dedicated her professional career to issues around urban redevelopment from low income housing to real estate planning and development. She is a member of the American Planning Associations, Urban Land Institute.

Prior to joining the Port Authority team in 2006, Ms. Sternheimer was the Northeast Asset Manager for National Equity Fund, Inc responsible for 30 low-income housing partnerships with 1200 housing units in six states and the District of Columbia.

Ms. Sternheimer holds a Master in Business Administration from the Weatherhead School of Management as well as a Certificate in Nonprofit Management from the Mandel Center at Case Western Reserve University. She earned her Bachelor of Arts from Tulane University, in New Orleans, Louisiana.