



WHERE THE FUTURE IS BUILT



# ***Spring 2024***

## ***ULI New York Young Leaders***

### ***Newsletter***

Dear local Young Leaders,

Can you believe we are already a quarter through the calendar year? Are the mornings now warm enough so that we can store our parkas until next winter? We hope that everyone has enjoyed the end to this wintry season. Despite the cold weather, our local Young Leaders Group (YLG) has been busy putting together a strong lineup of events and programs tailored to the young professionals of our New York District Council.

Our monthly Young Leaders Group happy hours at Five and Dime have been well attended by current members and prospective ULI members alike! Stay tuned for more informal opportunities for us to gather as we get closer to the warmer weather. *\*\*Any current ULI member under the age of 35 is automatically part of the Young Leaders Group and can register to attend our local YLG events and programs*

It has been another quarter of insightful collaborations. Big props to our YLG Programming Committee for putting together the informative (and sold-out!) event on New York City's Local Law 97. Another shoutout to our ULI New York DEI Committee

for collaborating with our YLG to assemble a stellar panel of local Black professionals to share their insights and path to personal industry success in observation of Black History Month.

We New Yorkers are going to be blooming in all things ULI this season as we host the much-anticipated ULI Spring Meeting - and it's only a few days away!

This year's Spring Meeting, hosted at the Hilton Midtown April 9 - 11, is convening nearly 5,000 land use professionals - including many Young Leaders - from countries around the world. Apart from the broader ULI Spring Meeting agenda, YLG will be hosting its own special programs. Support the hard work of our local YLG Leaders by attending the [tour of The New NoMad](#); see your fellow New York YLG leaders share their career experiences at the [YLG Connect Session](#); and meet YLGs from across the globe at the BYO YLG [coffee](#) and [dinner](#) meetups at the meeting. Our YLG agenda will end with a night to be remembered at [The Spring Meeting Reception](#) hosted by the Young Leaders Group at the Skyline Terrace and Lounge (many thanks to our hosting partners at Studio by Tishman Speyer!).

It is not too late to register for the [Spring Meeting](#). If you are not able to attend the entire meeting, there is also an option to register to the standalone YLG reception mentioned above. You can even invite non-member friends to register for that particular event.

Is it your first time attending a ULI Fall or Spring Meeting? Take a look at our helpful [guide](#). You can also reach out to any of us if you have any questions before or during the meeting. Our emails are below.

For those who have applied for a local YLG leadership or committee position, we appreciate your interest in wanting to be involved with our YLG. We look forward to reviewing your submissions!

Thank you,

Marcos Zapata, KeyBank

Frank Futia, DCAS, City of New York



## YLG Member Spotlight



### **Kim Bernardin**

Development Manager at Lendlease  
YLG Programming Committee Member

For ULI YLG's Q1 2024 member spotlight, Josh Koss of Herrick, Feinstein LLP interviewed Kim Bernardin of Lendlease.

*This interview has been condensed and slightly revised for clarity.*

### **About Kim**

**Josh:** Tell me about yourself and Claremont Hall.

**Kim:** I'm a development manager at Lendlease, leading delivery of our Claremont Hall project. This is a 41-story, 194-unit tower in Morningside Heights, designed by Robert A.M. Stern in the gothic revival style. One of my favorite features is the adaptive reuse of a former dining hall into what we've termed a refectory pool.



### **State of the Market**

**Josh:** When we last spoke we discussed difficulty the project might face given higher interest rates. How has that played out?

**Kim:** Yes, the market certainly is facing some challenges but we're thrilled that Claremont Hall was one of the best-selling buildings in Manhattan in the first quarter of 2024. It's been rewarding to hear our buyers' appreciation for the project's unique architectural features. We're especially proud to add Claremont Hall to our New York development portfolio, and it has also been rewarding to contribute to the Morningside Heights community.

### **Community Impact**

**Josh:** The correlation between strong commercial performance and positive community impact is interesting. Tell me more about how Lendlease is contributing to the Morningside Heights community.

**Kim:** The development partnership has pledged \$5M for Morningside Heights nonprofits to fight homelessness and the displacement of vulnerable tenants. Over a third of this pledge has already been distributed. We hope this will be a model for good development, including as we grow in the region. Lendlease's care for the communities in which it operates is why I joined, and why I hope to be here for many years to come.

### **Kim's Experience with the ULI YLG**

**Josh:** You have an incredible career ahead of you. Is being a member of Urban Land Institute's Young Leaders Group a positive influence on your career?

**Kim:** Absolutely. ULI is a big universe, and YLG helps me make sense of it. It's a direct line to ULI's programming. For example, a colleague and I recently attended a ULI event on AI in real estate. The speakers translated a big concept in the news into granular items relevant to NYC real estate practitioners. I wouldn't have attended without YLG.

You can catch up with Kim and Lendlease giving [a tour of Claremont Hall](#) during ULI's Spring Meeting!

*If you would like to nominate a fellow YLG to be part of our YLG Member Spotlight Series (also featured on LinkedIn) please contact Madeline Clappin [madelineclappin@gmail.com](mailto:madelineclappin@gmail.com) or John Morgan [jmorgan@hudsoninc.com](mailto:jmorgan@hudsoninc.com)*

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## YLG Member Survey

As a member-driven organization YLG is it's members. We want to hear your thoughts and feedback about how we can improve as we continue to grow and evolve to remain the best in shaping next generation of young leaders to shape the future of the built environment. We look forward to your feedback and ask you to respond candidly by May 1st.

**FILL OUT THE SURVEY  
HERE**

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## Local Law 97



On March 6, the Urban Land Institute hosted a sold-out Young Leaders Group event, where members gathered to gain insights into Local Law 97 (LL97), a pivotal sustainability legislation in NYC. Brendan Schmitt from Herrick's Real Estate Department and YuhTyng "Tyng" Patka from Adler & Stachenfeld, both esteemed partners at their firms, shared their expertise on LL97, which aims to reduce carbon emissions from buildings, a sector responsible for 66% of the city's emissions. Despite facing challenges like the pandemic and legislative delays, LL97's impending Phase 1 implementation in May 2025 has brought it back into focus.

LL97 mandates reporting and reduction of carbon emissions for covered buildings over 25,000 square feet, setting a clear path towards a greener future. Patka emphasized the urgency of compliance, noting the law's stricter stance on emissions, while Schmitt highlighted the importance of long-term planning and investment for building owners to meet the 2030 targets. With penalties looming and implications for property transactions, developers and stakeholders are now proactively integrating LL97 requirements into their plans, recognizing the significance of environmental sustainability in shaping the future of real estate in NYC.

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**DEI x YLG**





On February 13th, ULI's DEI Committee, in collaboration with the YLG Committee, hosted a panel of esteemed Black leaders in the New York City real estate community for a discussion on everything from creating mentorship networks to building trust with local communities to getting your voice heard in a room of people who don't look like you.

The panel, which was moderated by Will Gonell of Gonell Developments, included Nicole Clare of Bowery Residents' Committee, Seth Bynum of Genesis Companies, and Tiffany-Ann Taylor of the Regional Plan Association, and Derek Fleming of HR&A Advisors. Each panelist intertwined their personal and professional experiences in a deeply intimate conversation that showcased the challenges of making it in real estate as a Black professional but also highlighted the resiliency and growing connectivity of Black leaders in the field. And shoutout to LinkedIn for a sweet venue!

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## Happy Hours @ Five & Dime



YLG successfully hosted its first happy hour at the Five and Dime in FiDi in February, and they liked us so much, they invited us back in March. A couple dozen YLGs attended each of these casual get-to-know-each-other events, and we look forward to welcoming you to the next one on April 17th!

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## YLG Preview



### **The Spring Meeting Reception Hosted by The Young Leaders Group**

Wednesday, April 10 | 8:00 p.m.–10:00 p.m.

At Skyline Terrace & Lounge @ 200 Park Ave

The Spring Meeting Reception will bring together over 300 Meeting attendees and local members for networking and drinks! This is a separately ticketed event open to all YLG Spring Meeting attendees and local ULI New York YLG members. The registration fee includes two drink tickets for the bar and hors d'oeuvres. [Register here!](#)

### **Save the Date: Tour of Sendero Verde**

On May 3rd from 10am-12pm, YLG will be hosting a tour of Sendero Verde lead by the Jonathan Rose team. Look out for more information and the registration link in the coming weeks.

### **Better Weather, More Fun**

As noted earlier, our informal YLG happy hours have been a big hit in 2024. We hope to continue on a monthly basis so be on the look out for more announcements. Our next informal happy hour will be on Wednesday, April 17th from 6-8pm at Five & Dime.

### **Get Involved Window**

The application window for appointment to one of the YLG leadership & committee member positions for the 2025 Fiscal Year (7/1/24-6/30/25) is now closed. If you applied, keep an eye on your emails in the coming months for more information and next steps.



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## Ways you can get more involved in our YLG community:

All ULI New York members under the age of 35 are automatically YLG 'members.'

- To post a job: join the [LinkedIn Group](#) and share your post
- Follow: our ULI New York YLG [Instagram](#)
- Follow: all ULI NY social accounts [@ULINewYork](#)
- To network: [attend a YLG or ULI New York event](#)
- To volunteer: apply for a ULI New York YLG committee or leadership position - application window for leadership roles and committee positions is open to ULI New York members annually January to March
- To learn more about what we do and to connect with YLG Co-Chairs or Committee Members: see the ULI New York YLG [webpage](#) or find us on the ULI Member [Directory](#)
- To suggest a story for our next newsletter: email [Madeline Clappin](#) and [John Morgan](#)



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## Shape the future of the built environment for transformative impact in communities worldwide

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