



Spring 2025

ULI New York Young Leaders Newsletter

Dear Young Leaders,

After an immensely busy first quarter of events, it's officially Spring in New York! Our group has come together for one event after another. If you are only now emerging from your winter thaw or have not been following our new public [YLG LinkedIn Group](#), there are plenty of opportunities coming up this spring.

This winter we've learned valuable career insights from Lisa Flicker of Jackson Lucas in the new Penn District, discussed the art and business of adaptive reuse with Ash Hotels in NoMad, and toured Vanbarton Group's Pearl House, a new residential conversion project in Lower Manhattan.

We hope you'll join us for our upcoming Secrets of Success with Marty Burger to learn how to identify opportunities in today's market on May 7th. Or for a 'Peer-to-Pier' Exchange featuring the redevelopment of South Brooklyn Marine Terminal and our clean energy future in mid-May. Or just to stop by and bring a colleague or make new connections at our next informal happy hour on May 14th.

If you're a member of our Cohort Program, please keep an eye out for our next event and continue to connect with your new network of peers. Finally, to those who have applied to Get Involved with YLG for FY 2026, thank you for volunteering and your dedication to our group. ULI is its members, and we'll be in touch by the end of June with decisions.

Hope to see you soon,

Waverly and Frank



Waverly Neer
ULI NY YLG Executive Co-Chair



Frank Futia
ULI NY YLG Executive Co-Chair

Spring Event Highlights

Pearl House Conversion Tour



On April 8, Vanbarton Group welcomed a group of Young Leaders to the Pearl House, an office-to-residential conversion in FiDi that the firm completed in 2024. The tour, led by Alex Tendler of Vanbarton, showcased the building's creative design and extensive amenity package. The attendees were particularly awed by the sauna circuit in the day spa, the two-lane bowling alley, and the Vegas-style "sports box" with multiple screens.

The Vanbarton team also demonstrated the ingenuity that successful conversions demand. For instance, they created two voids within the building's interior that unlocked additional zoning floor area to build three new floors on the roof and two on former mechanical floors. These cutouts offered the added benefit of limiting dead space within the large floorplates and maximizing the more valuable rentable areas closer to the windows. Of course, building new floors is not as easy as stacking more Legos on top of each other; Vanbarton had to reinforce columns throughout the building to support the extra weight.

In the end, the tour concluded on the building's expansive rooftop that provides gas grills, multiple wet bars, coworking spaces, and another sports box for tenants. By the end of the trip, the Young Leaders were wondering if they should apply for the limited vacant units remaining. We could get used to daily sauna treatments followed by sunset views...

From Time Capsule to Trendsetter - The Art and Business of Adaptive Reuse



Hosted at Ash Hotels' newly opened NoMad office, From Time Capsule to Trendsetter convened a full house of ULI members and patrons for a conversation that was both technically grounded and philosophically ambitious. The evening focused on adaptive reuse—not as a niche practice, but as a powerful design and development approach that connects past and future through the careful transformation of existing buildings.

Opening remarks framed the conversation around a simple question: what kind of built environment are we leaving behind? Against a backdrop of increasingly generic new construction, adaptive reuse offers a more durable, expressive alternative—one rooted in continuity, character and care. These projects demand more: more creativity, more coordination, more respect for what came before. But they also give more in return.

Panelists Xavier Donnelly (Ash Hotels), Scott Demel (Marvel Architects) and Jordan Barr (DBI Projects) spoke to the real-world complexities of working with legacy structures—from structural systems and material constraints to regulatory navigation and community storytelling. But the message was clear: these challenges are opportunities. And when approached with vision and rigor, adaptive reuse can produce places that are not only financially resilient, but culturally and architecturally irreplaceable.

Career Insights with Lisa Flicker



On March 20, executive search leader Lisa Flicker shared her thoughts on the real estate career journey with an engaged group of Young Leaders at PENN1. She provided invaluable advice on how to navigate the industry, impress company leaders, and build our resumes as we climb the corporate ladder in the competitive world of New York City real estate.

Upcoming YLG Events



Secrets of Success with Marty Burger

Wednesday, May 7 | 6:00 p.m.–8:00 p.m.

360 Park Avenue South

Join us for a candid conversation with industry icon Marty Burger, who recently launched Infinity Global Real Estate Partners in collaboration with Island Capital Group. He'll share

insights on identifying opportunities in today's market and lessons learned from a career at the top of the real estate industry.

Register Now

Peer to Peer: South Brooklyn Marine Terminal

Mid May| 6:00 p.m.–8:00 p.m.

This peer exchange features the NYCEDC team leading the redevelopment of the South Brooklyn Marine Terminal into a major hub for offshore wind. Once complete, the facility will be one of the largest dedicated offshore wind ports in the country, anchoring New York's clean energy future.

YLG Informal Happy Hour

Wednesday, May 14th 6:30-8:30pm

Details will be emailed soon!

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 February 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 [Cayla McElwee](#) and [John Morgan](#)



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