

*The Sawyer Business School's Center for Real Estate
and The Greater Boston Real Estate Board present*

Building Boston 2030:

Should Boston Go Bigger?

The Benefits + Burdens of Density



SUFFOLK
UNIVERSITY
BOSTON



Modern Theatre
Tuesday, October 21, 2014
7:45am – 9:45am

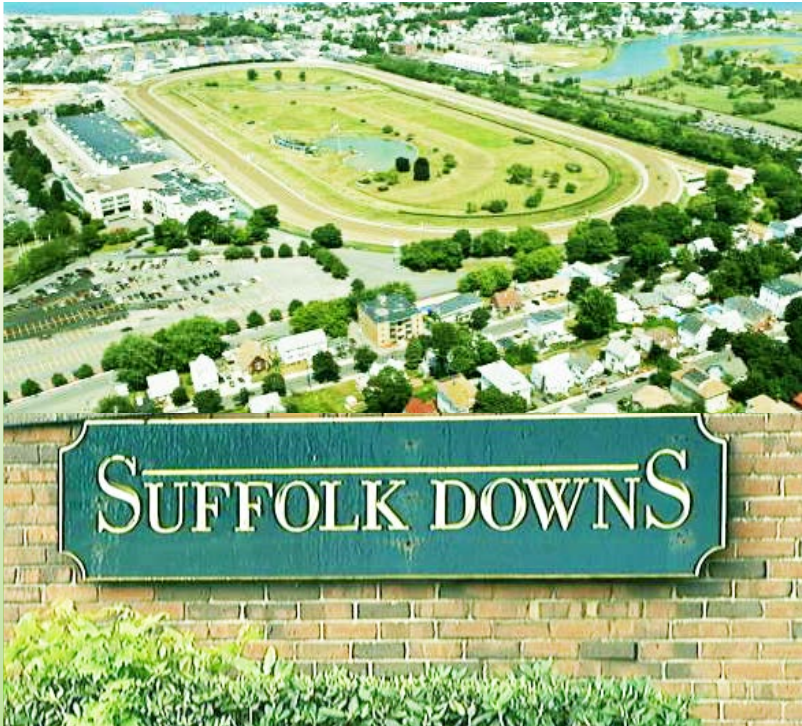
The Massachusetts Gaming Commission's decision this fall to award the Eastern MA casino license to Wynn opens the door to new development opportunities for Suffolk Downs.

How does Suffolk Downs become an engine of economic growth and develop jobs for residents of East Boston and the surrounding areas?

Should Suffolk Downs become Boston's next innovation district? or mixed purpose development like Assembly Row in Somerville or...a combination of the two?

Got a development idea? Join the conversation using the hashtag #BuildBoston or #SDIdeas

www.suffolk.edu/realestate



Save the Date: February 10, 2015

Building Boston 2030 presents:

Suffolk Downs:
Boston's Next Development Frontier



**SUFFOLK
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www.buildingboston2030.eventbrite.com

PROGRAM

Welcome Remarks

Richard Taylor

Director
Center for Real Estate
Suffolk University

Norman Smith

President
Suffolk University

Gregory Vasil

President and CEO
Greater Boston Real Estate Board

Panel

Sheila Dillon

Director, Department of
Neighborhood Development
City of Boston

Keenan Bigby

Vice President
Trinity Financial

Frederick A. Kramer

AIA, President
ADD Inc.

Paul McMorrow

Associate Editor
Commonwealth Magazine

Moderator

Peter Howe

NECN Business Editor

Questions & Answers



Join the discussion and follow @SUBizSchool on Twitter and use #BuildBoston;
Follow the Sawyer Business School on Facebook.

**Director
Center for Real Estate**



Richard Taylor

Richard Taylor is executive in residence and director of the Center for Real Estate at the Sawyer Business School at Suffolk University. He is responsible for designing and developing full range of undergraduate and professional partnerships in real estate courses and for forgoing academic and professional partnerships in real estate development.

Taylor has development experience in the residential, retail and commercial sectors of the real estate industry. He has developed in excess of \$400 million in real estate, largely in Boston's urban markets. His development projects include Douglass Plaza, Olympia Tower, Fountain Hill, and Bradford Estates. He has also been a general partner in the development of retail establishments surrounding Orange Line and Red Line MBTA stations. In his early real estate career, Taylor was Vice President of development at FMR Properties, Inc. where he worked to convert the old Commonwealth Pier in Boston Harbor into Boston's World Trade Center. During the real estate recession in the 90s, Taylor joined Governor Bill Weld as his active in "horizontal construction," reestablishing rail service from Worcester to Boston and overseeing much of the construction of the Ted Williams Tunnel and the Dudley Station Bus Terminal, as well as the old Colony Commuter Rail Project. He also started construction on the \$14 billion Big Dig project. He is part chairman of the Urban League and the Partnership, past president of the Minority Developers Association. He has been deputy chair of the board of the Federal Reserve Bank of Boston and chairman of the board of the MBTA. Taylor also completed a six-year term as gubernatorial appointment to the Board of Higher Education for the Commonwealth of Massachusetts.

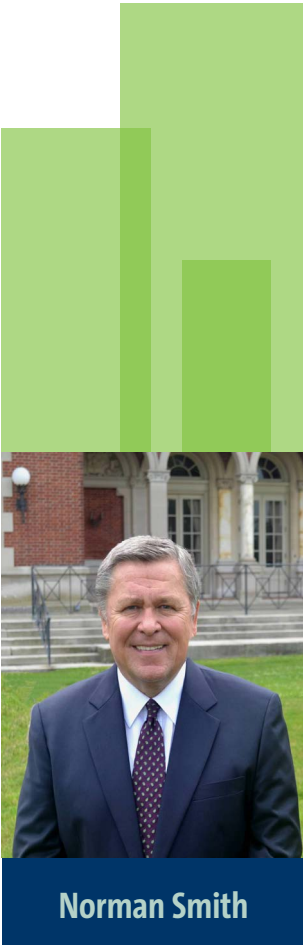
He earned his BS in Journalism and Communication, Boston University, where he was a Rhodes Scholar and MBA from Harvard Business School and his JD from Harvard Law School. He also holds honorary degrees from Wentworth Institute of Technology and Bridgewater State University.

Norman Smith, President of Suffolk University, has logged over 43 years in higher education, 28 years as a college/university chief executive. He joined Suffolk in September 2014.

Smith is President Emeritus of Wagner College and is widely credited as having saved the College from closure and elevating Wagner to its sustained status as one of the top 25 colleges in the Northeast. Prior to Suffolk University, he was Interim President of Dowling College in New York and previously was the Founding Chancellor of a planned American international university under construction on the Egyptian Mediterranean west of Alexandria. The University project was terminated by the government change following the Arab Spring revolution. Smith returned to the US and joined the Registry of College and University Presidents, which provides senior executive leadership to colleges and universities seeking interim veteran higher education leadership expertise.

Prior to Wagner College, Smith was at Harvard University where he was the Assistant Dean of the Harvard Graduate School of Education and then of the John F. Kennedy School of Government where he was part of the inaugural management team assembled within the University. He earned his doctorate at Harvard and was a research fellow of the Harvard Philosophy of Education Center. Early in his career, Dr. Smith was affiliated with Moore College of Art in Philadelphia as Executive Vice President, at Philadelphia University as Vice President and Dean, and at Drexel University as Assistant Dean of Students. He earned his B.S. and MBA from Drexel.

President Smith's awards and honors include honorary doctorates from Richmond University, Wagner College, and Philadelphia University. He was named President Emeritus by Wagner College upon his departure in 2002. Drexel University cited him as one of their 100 most distinguished alumni from among over 120,000 graduates. New York University has awarded him their Presidential Medal for excellence in higher education leadership.



Norman Smith

President of Suffolk University

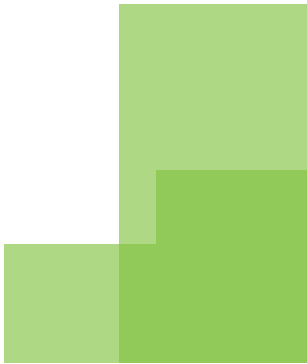
**President and CEO
Greater Boston Real Estate Board**



Gregory Vasil

Gregory Vasil is president and CEO of the Greater Boston Real Estate Board. He is a graduate of Tufts University and Suffolk University Law School. He practiced environmental law for more than 15 years and has extensive experience in government, policy and regulatory matters. He was head of the Massachusetts Environmental Strike Force responsible for prosecuting environmental crime, and a senior vice president at the MassDevelopment, for which he worked on public/private real estate development projects in Massachusetts.

Vasil is currently a faculty member at Boston University's Metropolitan College, teaching in the real estate finance certificate program. Under his leadership since 2005, the Greater Boston Real Estate Board has grown in membership from 5,500 members to more than 8,000 real estate professionals who are involved in all aspects of the industry.



Peter Howe

NECN Business Editor

Business Editor Peter Howe joined NECN in April 2008 and reports each night for NECN Business and other NECN news programs. He hosts NECN's CEO Corner interview show, airing Sunday nights at 8:30 p.m., and also appears each Sunday on This Week in Business with co-hosts Mike Nikitas, NECN anchor, and Greater Boston Chamber of Commerce president Paul Guzzi.

He's reported extensively for NECN on the rollout of casino gambling in Massachusetts, residential and commercial real estate developments and trends, aviation and rail transportation, and job market and economic trends, and fills in as a business anchor. He also reports NECN's weekly Money Saving Mondays consumer advice feature and is a frequent host or panel moderator for business and economic forums.

Howe came to NECN following two decades with *The Boston Globe*, where he edited several editions of The Globe 100 and covered the Massachusetts State House, Big Dig, Boston Harbor cleanup, Boston City Hall, and business beats including airlines, energy, telecommunications, and technology.

Born in Boston, Howe lives in Newton, Mass., and is married to the novelist Holly LeCraw Howe (*The Swimming Pool*, *The Half-Brother*) and graduated magna cum laude from Harvard College in 1986

**Director of the Department
Neighborhood Development
City of Boston**

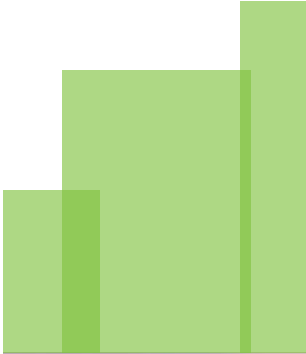
Sheila Dillon



Sheila Dillon serves the City of Boston as Cabinet Chief of Housing and Director of the Department of Neighborhood Development (DND). As a member of Mayor Martin J. Walsh's Cabinet, she advises the Mayor on housing policy, small business development, legislation and neighborhood issues. As DND Director, she oversees the management of the five program divisions within DND, including the Boston Home Center, Neighborhood Housing Development, Office of Business Development, Real Estate Management and Sales, and Supportive Housing. This work includes managing a staff of 150 and a budget of \$83 million, which includes federal grants from the U.S Department of Housing and Urban Development.

Prior to her appointment to the Mayor's cabinet, Sheila served as the Director of the Bureau of Rental Assistance at the Massachusetts Department of Housing and Community Development. In this role, she oversaw the Section 8 Program, the Massachusetts Rental Voucher Program, and many of the State's homeless programs. In addition, Sheila has held various positions at the City of Boston. She was Deputy Director of DND's Neighborhood Housing Division, Deputy Director of Housing for the Boston Redevelopment Authority and the Mayor's Housing Advisor.

Prior to her work in government, Sheila was the Director of Real Estate at the Massachusetts Housing Partnership and the Director of Development for the Dorchester Bay Economic Development Corporation. Ms. Dillon received her undergraduate degree at from the State University of New York, an M.B.A. from Suffolk University, and a M.A. in Psychology from Pepperdine University.



Keenan Bigby

**Vice President
Trinity Financial**

Mr. Bigby joined Trinity Financial in 2001 and is the lead Project Manager on the completed Newport Heights HOPE VI redevelopment in Newport, RI. Working with the Housing Authority of the City of Newport, Mr. Bigby successfully developed 299 units of mixed-income housing on the former campus of the distressed Tonomy Hill public housing development. Mr. Bigby's experience also includes the Trinity Terrace project in the Four Corners neighborhood of Dorchester, MA. He successfully structured a complex financing package for the construction of 62 affordable units while conducting an extensive community outreach process.

Prior to joining Trinity, Mr. Bigby worked in the field of affordable housing development and management. He worked in various capacities for Boston area non-profit organizations where his responsibilities included the management of several supported housing programs as well as property oversight ensuring compliance with state and federal housing quality standards.

Mr. Bigby holds a Bachelor's degree from the University of Pennsylvania.

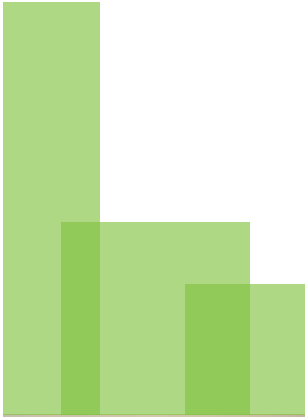
**President
ADD, INC.**

Fredrick A. Kramer, AIA



A passionate believer in the power of teamwork and collaboration, Fred brings a heightened focus on design vigor to his role as the President of ADD Inc. Guided by his active involvement in the practice, he is responsible for the firm's vision, strategies and performance.

Fred's particular expertise with large mixed use projects combines with his strength in complex permitting and approvals to deliver a valuable perspective to our clients.



Paul McMorrow

**Associate Editor
Commonwealth Magazine**

Paul McMorrow comes to Commonwealth from Banker & Tradesman, where he covered commercial real estate and development.

He previously worked as a contributing editor to Boston magazine, where he covered local politics in print and online. He got his start at the Weekly Dig, where he worked as a staff writer, and later news and features editor. Paul writes a frequent column about real estate for the Boston Globe's Op-Ed page, and is a regular contributor to BeerAdvocate magazine. His work has been recognized by the City and Regional Magazine Association, the New England Press Association, and the Association of Alternative Newsweeklies.

He is a Boston University graduate and a lifelong New Englander.

OUR HOSTS

Suffolk University Sawyer Business School

Suffolk University's Sawyer Business School is located in Boston, Massachusetts, and educates more than 3,000 undergraduate and graduate students. The mission of the Sawyer Business School is to prepare successful leaders in global business and public service. The Business School offers an undergraduate degree in business and the following graduate degrees: MBA, Global MBA, Executive MBA, as well as specialized master's degrees in accounting, finance, taxation, healthcare, and public service. Business School alumni span the globe and can be found working in all facets of the government, financial services, accounting, and small business arenas. The Business School is accredited by AACSB International –the Association to Advance Collegiate Schools of Business, the National Association of Schools of Public Affairs and Administration, and the New England Association of Colleges and Schools.

The Center for Real Estate

Founded in 2012, the Center for Real Estate was formed to manage the real estate programs at the Sawyer Business School and to serve as the vital link between the University and the real estate community. The Center supports the exchange of real estate knowledge through academic programs to Suffolk students and professional development programs for industry professionals. To promote dialogue with local and national industry leaders, many of the Center's events – including the Building Boston 2030 series – are open to the public.

Greater Boston Real Estate Board

Founded in 1889, the Greater Boston Real Estate Board (GBREB) consists of more than 8,000 professionals engaged in all sectors of the real estate industry. A local board of the National Association of Realtors®, BOMA International, and the National Apartment Association, GBREB is considered unique nationally due to its varied and diverse membership base. GBREB's mission is to provide advocacy for issues that affect the real estate industry, offer continuing education to improve it, and give back to the community through public service and philanthropy, as well as to provide networking opportunities for its member.

BUILDING BOSTON 2030 PLANNING COMMITTEE

Richard Taylor

Executive in Residence, and Director,
Center for Real Estate
Suffolk University

Gregory Vasil

President and CEO
Greater Boston Real Estate Board

Theresa Malionek

Director of Marketing & Communication
Sawyer Business School

