

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



Building Boston 2030

MBTA: JUST FIX IT

Prompted by chronic service and equipment failures, Governor Baker assembled a task force to examine possible solutions to improve service and increase revenue. How will the task force's recommendations fix the MBTA?

Tuesday, May 5, 2015

7:45am – 9:45am

Suffolk University

C. Walsh Theatre

44 Temple Street, Boston



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PROGRAM

Ⓜ WELCOME REMARKS

Richard Taylor

Director, Center for Real Estate

Greg Vasil

President & CEO, Greater Boston Real Estate

Ⓟ PANELISTS

Stephanie Pollack

Secretary of Transportation

James Aloisi

Principal, Pemberton Square Group

Greg Sullivan

Research Director, Pioneer Institute

Eileen McAnneny

President, Massachusetts Taxpayers Foundation

James O'Leary

Partner, Alternate Concepts, Inc.

Kristina Egan

Director of Transportation

Ⓜ MODERATOR

Peter Howe

Business Editor, NECN

Ⓚ QUESTIONS & ANSWERS

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



 Richard Taylor

Director, Center for Real Estate

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 forging 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.



 Greg Vasil

President & CEO, Greater Boston Real Estate

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.



P Stephanie Pollack

Secretary of Transportation

Governor Charlie Baker appointed Stephanie Pollack, MassDOT Secretary and Chief Executive Officer on January 13, 2015. Secretary Pollack leads the Massachusetts Department of Transportation, whose mission is to find better ways to meet the state's transportation needs, serve customers, spur the Commonwealth's economy and reduce the state's carbon footprint.

Stephanie Pollack has worked on transportation policy, finance and equity as Associate Director for Research at the Kitty and Michael Dukakis Center for Urban and Regional Policy at Northeastern University since 2005, where she has also served as an adjunct professor sharing her skills and experience with the next generation of public policy leaders. Stephanie has also provided over a decade of strategic consulting on transportation issues to the public and private sectors including the Boston Transportation Department and Massachusetts Port Authority, following a distinguished career at the Conservation Law Foundation in Boston. She has been active in public policy issues affecting transportation, development and sustainability nationally and locally, serving on numerous boards and advisory bodies including MassDOT's Transportation Advisory Committee and chairing the Transportation Advisory Committee in her hometown of Newton.

Secretary Pollack received both a Bachelor of Science in Mechanical Engineering and a Bachelor of Science in Public Policy from the Massachusetts Institute of Technology, and a Juris Doctorate from Harvard Law School, in 1982 and 1985 respectively.



Ⓟ James Aloisi

Principal, Pemberton Square Group

*James Aloisi is a Principal in the Pemberton Square Group, a Boston-based strategic consulting firm. Jim was a partner at two of Boston's most highly regarded law firms, Hill & Barlow and Goulston & Storrs, where he built a sought-after Public Law & Policy practice based on his reputation for problem solving and crisis management. He was a central figure in the establishment of the Metropolitan Highway System and the creation of the Rose Fitzgerald Kennedy Greenway Conservancy. He served as Massachusetts Secretary of Transportation in the Patrick Administration's first term and was a member of the Massachusetts Transportation Finance Commission. Jim is the author of three books, most recently *The Vidal Lecture*, and he is a regular contributor to *Commonwealth Magazine*.*



P Greg Sullivan

Research Director, Pioneer Institute

Gregory W. Sullivan is Pioneer's Research Director, and oversees the Centers for Better Government and Economic Opportunity. Prior to joining Pioneer, Sullivan served two five-year terms as Inspector General of the Commonwealth of Massachusetts by appointment of the Governor, Attorney General, and Auditor. As Inspector General, Greg directed many significant cases, including an investigation that led to the conviction of House Speaker Salvatore DiMasi, a forensic audit that uncovered substantial over-billing by health-care providers to the state uncompensated care pool, a study that identified irregularities in the approval process of the state charter school program, and a review that identified systemic inefficiencies in the state public construction bidding system.

Prior to serving as Inspector General, Greg held several positions within the state Office of Inspector General; his work included leading a project that identified systematic under-reporting of Big Dig cost-to-complete estimates, an investigation that led to the state's recovering a misappropriated patent on an invention made in the state Biologic Laboratories, and an investigation that led to the conviction of the former budget director of the committee on ways and means of the Massachusetts State Senate for receiving kick-backs as financial advisor to the Massachusetts Water Resource Authority.

Sullivan was a 17-year member of the Massachusetts House of Representatives, serving on the committees of Ways and Means, Human Services, and Post-Audit and Oversight. As a legislator, Greg was a fiscal conservative. Working with the Pioneer Institute, he introduced legislation that was passed by the House of Representatives and State Senate to institute a workfare requirement in Massachusetts. He also sponsored legislation that resulted in the establishment of the Massachusetts research and development tax credit.

Greg is a Certified Fraud Investigator, and holds a bachelor's degree from Harvard College, a master's degree in public administration from The Kennedy School of Public Administration at Harvard, and a master's degree from the Sloan School at M.I.T., with a concentration in finance. Greg and his wife Marion live in Norwood and have four children and one grandchild.



P Eileen McAnneny

President, Massachusetts Taxpayers Foundation

Eileen McAnneny joined the staff of the Massachusetts Taxpayers Foundation as its President in February, 2015. Founded in 1932, the Taxpayers Foundation is widely recognized as the state's premier public policy organization dealing with state spending, tax and economic policies. The Foundation's record of high quality research and non-partisan analysis has earned the organization broad credibility on Beacon Hill and across the state.

Over the past 15 years, the Foundation has won 16 prestigious national awards for its work on a wide array of topics, including health care, business costs, capital spending, state and municipal finances, transportation restructuring, and state government reform.

Ms. McAnneny, an attorney, comes to the Foundation after more than 20 years of government relations, public policy, advocacy and managerial experience in both the public and private sectors in Massachusetts. She held executive level positions at the Massachusetts Society of CPAs, serving as its President and CEO; at Fidelity Investments as a Director of Public Policy; and at Associated Industries of Massachusetts as its Senior Vice President of Government Affairs and Associate General Counsel, where she focused on health care and tax policy issues for the employer community.

Ms. McAnneny worked in the public sector a staff attorney for the Joint Committee on Revenue of the Massachusetts legislature, playing a key role in numerous significant tax policy changes, including reforms to the corporate tax code, an overhaul of the Appellate Tax Board, amendments to DOR's administrative practices and updates to unclaimed property collections. A cum laude graduate of Tufts University and Suffolk University Law School, Ms. McAnneny holds a Bachelor of Arts degree in political science and a juris doctorate in law. She is a Commissioner of the Group Insurance Commission and on the Board of Directors of the Cooperative Central Bank.



P James O'Leary

Partner, Alternate Concepts, Inc.

In 1989, with extensive experience in the planning, operations, maintenance and management of multi-modal public transportation services, James F. O'Leary co-founded Alternate Concepts, Inc. (ACI)—a transportation Operations, and management firm committed to managing multi-modal public and private transportation services. O'Leary has played a key role in the development, start-up and on-going management of ACI's service contracts.

Under his leadership, ACI, as a partner in the Massachusetts Bay Commuter Railroad Company (MBCR), was selected by the MBTA to provide commuter rail services for the Boston area beginning July 1, 2003. MBCR operated the commuter rail service from July 2003 through June 2014, during which time the system operated 410 passenger coaches and 80 locomotives, employed 1,700 staff, and carried 140,000 daily passengers. From August of 2006 through August of 2008, O'Leary served as the General Manager of MBCR, overseeing all daily operations, maintenance, safety, and fiscal areas, and served as the Chairman of the Board.

ACI was awarded the contract to operate light rail transportation services under contract to the Valley Metro Rail, Inc. (VMR) in Phoenix, Arizona. During the mobilization period, ACI provided VMR with vehicle and systems testing and integration developed our operations plans and procedures and recruited and trained staff to ensure the successful commencement and sustained performance of Revenue Service in December of 2008. ACI now provides all operations and central control services. The first-ever passenger rail line in Phoenix will operate at 12-minute frequencies from the morning to evening commute and at 15- to 20-minute frequencies on weekends and nights, and early mornings. For the past seven years, ACI has achieved an average annual OTP of 99.6%.

Before co-founding ACI, Mr. O'Leary served as the General Manager of the MBTA from 1981 to 1989. During his tenure, the MBTA completed an aggressive program to purchase new vehicles, modernize and expand facilities, increase service capacity, enhance passenger security, and promote accessibility for passengers with disabilities. Nearly \$500 million was spent on equipment. By the end of 1986, every train in the MBTA system was new or rebuilt. The MBTA also sponsored the largest dollar volume of construction in the Commonwealth. The \$760 million Southwest Corridor Project was completed in 1987. The \$574 million Red Line Extension from Harvard to Alewife opened in 1985. The Quincy-Braintree Extension on the South Shore branch of the Red Line was completed in 1983, as was the restoration of historic South Station. Most significantly, during this time period, the MBTA was able to control and lower costs by rigorous adherence to an annual operating budget – each fiscal year was completed within the approved budget.



Ⓟ Kristina Egan

Director of Transportation

Kristina serves as the Director for Transportation for Massachusetts, with oversight of all coalition activities. Transportation for Massachusetts is a diverse coalition of organizations working together to create safe, convenient, and affordable transportation for everyone. We advocate for transportation funds to be spent fairly and responsibly, for transportation decisions that are transparent and accountable, and to ensure that our transportation network has sufficient resources to meet tomorrow's needs all throughout the commonwealth. Kristina has an established career in transportation, working to address climate change and building social equity. Before joining the coalition in 2010, she served for four years as the Director of the South Coast Rail project, and was the first Director of the Massachusetts Smart Growth Alliance. Ms. Egan holds a M.A. in International Economics and International Relations from Johns Hopkins School of Advanced International Studies, and a B.A. from Wesleyan University.



M Peter Howe

Business Editor, NECN

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.

BUILDING BOSTON 2030

P 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 & Communications
Sawyer Business School*

Ⓜ 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 administration, and public administration. 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 for 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 members.

Learn more about the **Building Boston 2030** series visit:

www.suffolk.edu/realstate



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