



# **Downtown Carson City, Nevada**

## **Fall Meeting Las Vegas Nevada**

### **Project Analysis Session**

**Time: 3:00 pm to 5:00 pm**

**Location: The Venetian, Level 4, Lando 4201**

**October 25, 2007**

**Biographies**

*All biographies as of 10/17/07*

## Chair

**William H. Hudnut, III**  
**Senior Resident Fellow, ULI/Joseph C. Canizaro Chair for Public Policy**  
**ULI-the Urban Land Institute**  
**Washington, DC**

Former four-term Mayor of Indianapolis and Congressman, author, public speaker, TV commentator, think tank fellow, elected official, and clergyman, Bill Hudnut currently occupies the Urban Land Institute/Joseph C. Canizaro Chair for Public Policy at the Urban Land Institute.

Hudnut is probably best known for his sixteen-year tenure as Mayor of Indianapolis, 1976-1991. His stated goal was to build a "cooperative, compassionate and competitive" city. He established "a national reputation for revitalizing his Midwestern city," (*The Washington Post*) and came to be regarded as "an entrepreneurial leader willing to take prudent risks" (*The Toledo Blade*). He spearheaded the formation of a public-private sector partnership that led to Indianapolis' emergence during the 1980s as a major American city. A past president of the National League of Cities and the Indiana Association of Cities and Towns, Hudnut helped Indianapolis record spectacular growth during his sixteen years in office

Hudnut sponsored seventeen bills that became public law as a Congressman. He is currently serving as Mayor of Chevy Chase, MD and is a member of the Board of the National League of Cities. He was a member of the Millennial Housing Commission appointed by Congress during 2001-2002. Prior to his entry into public life, as a clergyman he served churches in Buffalo, NY, Annapolis, MD, and Indianapolis, IN. After stepping down as Mayor, Hudnut held posts at the Kennedy School of Government at Harvard, the Hudson Institute in Indianapolis, and the Civic Federation in Chicago, before assuming his current position with ULI in 1996.

A much sought-after speaker, "spirited...with high energy eloquence," (*The Toledo Blade*) Hudnut "gives life to the word charismatic" (*The Cincinnati Enquirer*). He is the author of *Minister Mayor* (1987), a book reflecting on his experience in politics and religion; *The Hudnut Years in Indianapolis, 1976-1991* (1995), a case study in urban management and leadership; *Cities on the Rebound* (1998), an analysis of clues to the successful city of the future; and *Halfway to Everywhere* (2003), a portrait of America's first tier suburbs.

Hudnut is the recipient of many awards, including Princeton University's highest alumni honor, the Woodrow Wilson Award for public service (1986); *City and State* magazine's "Nation's Outstanding Mayor of 1988"; the Rosa Parks Award from the American Association for Affirmative Action in 1992; and the Distinguished Public Service Award from the Indiana Association of Cities and Towns (1985).

Hudnut graduated from Princeton University with high honors and election into Phi Beta Kappa. He graduated *summa cum laude* from Union Theological Seminary in New York City. He has received honorary degrees from thirteen colleges and universities.

## Panel

**Lewis Bolan**  
**Principal**  
**Bolan Smart Associates, Inc.**  
**Washington, DC**

Mr. Bolan is a real estate economist and development consultant with thirty years professional experience. He is the co-founder of Bolan Smart Associates, Inc. the independent economic consulting affiliate of the national commercial brokerage firm of Grubb & Ellis. Mr. Bolan formerly was Vice President of Real Estate Research Corporation, Director of its Washington office and head of its investment advisors services division. A planner as well as an economist, he also served as Director of Planning for Victor Gruen International, a European based planning and design firm.

His activities encompass 40 states, nearly all the nation's major cities, and many foreign countries. Mr. Bolan has directed development planning activities and investment evaluation for major new communities and mixed use projects together with office, industrial, retail, hotel and residential land uses. A recognized expert in the fields of strategic planning and financial analysis, he has worked for many leading developers, Fortune 500 companies and financial institutions, as well as served as advisor to numerous local, state and federal government agencies.

Mr. Bolan is a frequent contributor to real estate and business publications. His articles and comments have appeared in such publications as The Wall Street Journal, The New York Times, The Washington Post, National Real Estate Investor, Real Estate Forum, Urban Land, The Business Review, Kiplinger's Report, US News and World Report, and numerous other publications. For the past two years, he has served as Project Director of Trend Watch a Johns Hopkins publication focusing on commercial real estate trends.

Mr. Bolan is an Adjunct Professor of Real Estate at Johns Hopkins University. He is a member of the Board of the Allan L. Berman Real Estate Institute at Johns Hopkins. Active in the Urban Land Institute, he frequently contributes time to the Panel Advisory Service and other research projects. Mr. Bolan is a board member of Lambda Alpha, an honorary land economics fraternity, where he serves as Program Chairman.

Mr. Bolan has a Bachelor of Arts in Sociology and Economics from Columbia University and a Masters of City Planning from the University of Illinois

**James A. Cloar**  
**President & CEO**  
**Downtown St. Louis Partnership, Inc**  
**Saint Louis, MO**

Jim Cloar has been President & CEO of the Downtown St. Louis Partnership and of the Downtown St. Louis Community Improvement District since December 1, 2001. DTSLP is a not-for-profit organization that serves as a membership association and also manages a \$2.6 million Community Improvement District (CID) that focuses on public space management, security, business and residential development, marketing and special events. He is also President/Executive Director of Downtown Now!, a private not-for-profit development

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corporation, an organization whose latest project involves development of the 30,000 square foot Old Post Office Plaza, in the heart of the downtown core.

From 1992 to 2001, Cloar was President of the Tampa Downtown Partnership, representing the downtown business community. Accomplishments included managing a business improvement district, assembling land for a new sports arena, developing a downtown park, and facilitating the opening of a downtown elementary school. While in Tampa, he served on the Boards of the Greater Tampa Chamber of Commerce, The Florida Aquarium, the University of Tampa and the Tampa Bay Convention and Visitors Bureau.

Previously, he has been a partner and Principal of LDR International, a consulting firm based in Columbia, MD, and headed the staff of the Urban Land Institute. From 1977 to 1985, he was President of the Central Dallas Association, where his activities included implementation of the Dallas Arts District. Cloar has been a consultant or advisor on downtown planning, development and organizational issues to over 50 cities throughout the United States and abroad.

He served 19 years on the Board of Directors of the International Downtown Association and is a former Chair of the organization. Locally, he chairs St. Louis' Downtown Economic Stimulus Authority, is a Trustee of the St. Louis Regional Chamber and Growth Association and is a member of Steering Committees for planning for the downtown riverfront and for the Gateway Mall.

He is Chair of ULI's Public-Private Partnership Council (Blue flight) and has been on ULI Advisory Panels addressing downtown planning and development for Raleigh, Orlando, New Orleans and Charlotte. He is also principal author of the ULI-published book "Centralized Retail Management: New Strategies for Downtown."

**Kurt Culbertson**  
**Principal and COB**  
**The Design Workshop**  
**Aspen, CO**

Principal, Shareholder and Chairman of the Board for the landscape architecture and land planning firm Design Workshop, Kurt Culbertson has been instrumental in the company's success both nationally and internationally. His leadership role in the Master Planning process for Flathead County, Montana, and the planning and design efforts for the High Desert Community in Albuquerque, New Mexico, is redefining land use trends in the West. Culbertson has initiated the creation of a model "sustainable development", a community that promotes stability between both the physical and social systems. A strong proponent of the profession, Kurt has been published numerous times, spoken to organizations throughout the country, and participated in community activities.

In addition to his activities within the industry, Culbertson contributes to the community at large. As past chair of the Rocky Mountain Chapter of Young President's Organization, he currently serves as co-chair of the Cultural Landscape Foundation.

Mr. Culbertson has Bachelors in Landscape Architecture from Louisiana State University and a Masters of Business Administration in Real Estate from Southern Methodist University

**Richard L. Perlmutter**  
**Principal**  
**Argo Investment Company**  
**Rockville, MD**

Mr. Perlmutter co-founded Argo Investment Company in 1996. The firm currently is developing retail, office, residential and urban mixed use projects. Since inception, Argo's projects include over 2 million square feet of commercial and residential space.

Nearing completion is Downtown Silver Spring, a 1.2 million square foot mixed-use development in Montgomery County, Maryland. The development includes 400,000 square of urban retail spread over four city blocks, 180,000 square feet of class A office, 170 hotel rooms and 220 condominiums. Also under development are a 45-unit condominium project in the Georgetown neighborhood of Washington, DC and an art storage facility in Somerville, Massachusetts.

Several completed projects include Hunters Branch, a 400,000 square foot office park in Fairfax, Virginia, The Nature Conservancy Headquarters, a 160,000 square foot office building in Arlington, Virginia and Hatch Mott MacDonald Headquarters, a 60,000 square foot office complex in Milburn, New Jersey.

As senior vice president of Bank of America, Mr. Perlmutter was responsible for managing its real estate portfolio. From 1990-1996, he completed over 500 transactions valued at \$1.5 billion. Mr. Perlmutter began his career in real estate with Oxford Development Corporation and Bozzuto Associates where he developed over 3,000 apartments along the Eastern Seaboard from 1984-1990.

Upon graduating from the School of Law at the University of Oregon in 1981, Mr. Perlmutter became counsel to the U. S. Senate Committee on Commerce Science and Transportation. He completed undergraduate studies in urban planning at the School of Architecture and Urban Planning of the State University of New York at Buffalo and graduate study in Urban Planning at the School of Architecture and Urban Planning of the University of California of Los Angeles.

Mr. Perlmutter is active in community and professional organizations. He is a governor with the ULI Foundations and on the Executive Council of the Washington District Council, chair of the Bethesda Center of Excellence, vice chair of the Whitewater Slalom Committee of U.S. Canoe & Kayak, member of the board of trustees of Montgomery Housing Partnership. He also is a member of the board of directors of Carl M. Freeman Associates.

He resides in Potomac, Maryland with his wife, two teenage children, and more kayaks than he cares to count.

**Richard T. Reinhard**  
**Deputy Executive Director**  
**Downtown DC BID**  
**Washington, DC**

Reinhard is Deputy Executive Director, Planning and Development, for the Downtown DC Business Improvement District, a non-profit organization that works to improve the environment, the economy, and the social equity of Downtown Washington to create a premier commercial, cultural and residential destination. The Downtown BID is funded through a special district,

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within which property owners tax themselves and govern how the money is spent to improve the BID area.

Rick has spent more than two decades on the improvement of cities. Most recently, he directed the Infrastructure Initiative at the Urban Land Institute. He has managed urban revitalization organizations in Richmond, Buffalo, Atlanta, and Londonderry, Northern Ireland. Rick served as chief of staff to the Mayor of Buffalo and chief operating officer of a Toronto-based real estate development corporation. He began his career as a newspaper reporter in his hometown of Syracuse.

As an adjunct faculty member, Rick teaches urban planning at Virginia Tech's National Capital Region campus and has taught planning and policy at the University at Buffalo, Emory University, Georgia State University and the University of Ulster.

He has a bachelor's degree from the College of William and Mary and a master's degree from Rice University. He was a Loeb Fellow in Advanced Environmental Studies at the Harvard University Graduate School of Design.

**Ross Tilghman**  
**Director**  
**Tilghman Group**  
**Seattle, WA**

Ross Tilghman heads up the Tilghman Group, a division of Leora Consulting Group, providing real estate planning services. Tilghman brings 20 years of urban planning experience, including serving as executive director of a downtown business improvement district. He provides transportation-related revenue projections, market studies, planning and development strategies to government, not-for-profit, and private sector clients facing real estate development challenges. His projects typically involve downtown revitalization, academic and institutional campus planning, historic district redevelopment, mixed-use projects, special event access, and parking.

Frequently working with nationally recognized planning teams, Tilghman's recent downtown Master Plans detailed transportation requirements for Evansville, Indiana; Natchez, Mississippi; St. Louis, Missouri; Green Bay, Wisconsin and Parker, Colorado. Parking studies to determine future demands and market requirements have been provided for Savannah, Georgia; Portland, Oregon, Sioux City, Iowa, and Olympia, Washington. Transit market studies were conducted in Denver and Los Angeles. Tilghman has also specialized in transportation planning for state capital campuses working with Washington, Iowa and Minnesota to their access and parking programs. Additionally, he has completed special event and recreation area transportation plans for San Diego's Balboa Park; Joe Robbie Stadium in Miami, Florida; the Iowa Events Center in Des Moines, Iowa; Stones' River National Battlefield, Murfreesboro, Tennessee; Shreveport Riverfront, Shreveport, Louisiana; Vicksburg, Mississippi's Downtown and Riverfront.

For the last five years, Tilghman has been working with the City of Tacoma to address its downtown parking needs and the parking plan for the City's new convention center. Ross provided the revenue forecasts used to issue parking revenue debt.

Tilghman also served three years as director of a downtown business improvement district in Illinois. He oversaw maintenance, facade improvements, parking, and upper story redevelopment efforts in concert with Main Street redevelopment principles. Ross successfully authored a \$1.9 million grant to fund a streetscape construction project completed in 2002.

Tilghman frequently participates in national resource panels assisting communities with development questions. Recent assignments include:

- Urban Land Institute Advisory Service Panels in St. Louis, Los Angeles, Ft. Lauderdale, Port St. Lucie, Florida, Springfield Virginia and UNLV in Las Vegas.
- Mayor's Institute on City Design teams in St. Louis and Cincinnati
- An AIA R/UDAT team in San Angelo, Texas
- Ohio Design Assistance Teams in three Ohio communities.

Tilghman received an A.B., *magna cum laude*, History, Washington University, St. Louis, Missouri and an M.A., Geography, University of Washington, Seattle.