TRANSFORMATIONAL INFRASTRUCTURE

Key Decisions on Transportation That Will Shape the NY Metro Region’s Real Estate Future

a conference presented by
THE STEVEN L. NEWMAN REAL ESTATE INSTITUTE
A Leader in Sustainability Education
and
CUNY Institute for Urban Systems

The William and Anita Newman Conference Center, Room 750
October 23, 2009
8:30 am - 12:30 pm

The Steven L. Newman Real Estate Institute
Baruch College, CUNY


137 East 22nd Street, Box C-0120, New York, NY 10010 • (646) 660-6950
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Transformational Infrastructure

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That Will Shape the NY Metro Region’s Real Estate Future

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&
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8:00 – 8:30 a.m.
Registration & Refreshments

8:30 – 8:50 a.m.
Welcoming Remarks

Jack S. Nyman, Director
The Steven L. Newman Real Estate Institute
Baruch College, CUNY

Stan Altman, Interim President
Baruch College, CUNY

Robert E. Paaswell, Interim President
The City College of New York, CUNY

8:50 – 9:25 a.m.
Setting the Stage: What’s at Stake?

ASCE’s 2009 Report Card on America’s Infrastructure
Andrew Herrmann, Chair
Infrastructure Report Card Committee
American Society of Civil Engineers

Manhattan’s West Side
Vishaan Chakrabarti, President
Moynihan Station Venture, a joint venture of Related and Vornado

9:25 – 10:15 a.m.
Panel: The Transportation Docket: Key Decisions Ahead

Moderated by David King, Assistant Professor
Graduate School of Architecture, Planning and Preservation
Columbia University

Building the Region during a Downturn
Christopher Ward, Executive Director
Port Authority of New York and New Jersey

The Impact of Disinvestment on the Regional Transit System
Christopher P. Boylan, Deputy Executive Director
Corporate and Community Affairs
Metropolitan Transportation Authority
Challenging Times, Sustainable Future
Stanley Gee, Acting Commissioner
New York State Department of Transportation

10:15 – 10:30 a.m.  
Panel Q&A

10:30 – 10:45 a.m.  
Break

10:45 – 11:50 a.m.  
Panel: Making Vital Public Investments in a Tough Economy: Challenges & Strategies for Success

Moderated by Hugh F. Kelly, Principal
Hugh F. Kelly Real Estate Economics

Transportation Investments for Sustainable Regional Growth: A Shared Vision for a Shared Future
Joel P. Ettinger, Executive Director
New York Metropolitan Transportation Council

Area-wide Development as an Impetus for Investments in New York City Infrastructure
Madelyn Wils, Executive Vice President
Planning, Development and Maritime
New York City Economic Development Corporation

Infrastructure and Economic Growth in the Short and Long Runs
Andrew Haughwout, Assistant Vice President
Head, Microeconomic and Regional Studies Function
Federal Reserve Bank of New York

Regional Infrastructure Costs and Potential Cost Savings
Robert W. Burchell, PhD
Chair, Urban Planning and Policy
Director, Center for Urban Policy Research
Rutgers University

11:50 – 12:10 p.m.  
Panel Q&A

12:10 – 12:30 p.m.  
Prospects for Success and Charge to Stakeholders

Robert E. Paaswell, Interim President
The City College of New York

Event location:
The William and Anita Newman Conference Center
Room 750
151 East 25th Street
New York, NY 10010

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Speakers’ Bios

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October 23, 2009

Christopher P. Boylan, Deputy Executive Director
Corporation and Community Affairs
Metropolitan Transportation Authority

Christopher Boylan is Deputy Executive Director for Corporate and Community Affairs, Metropolitan Transportation Authority (MTA), the largest public transportation provider in the United States. MTA operating agencies include MTA New York City Transit, MTA Long Island Rail Road, MTA Long Island Bus, MTA Metro-North Railroad, MTA Bridges & Tunnels, MTA Capital Construction, and MTA Bus.

Mr. Boylan is responsible for corporate-wide internal and external relations functions, including federal government relations, community relations, marketing & corporate communications, and customer service. He also oversees the MTA’s Arts for Transit Program and the “New York Transit Museum,” the largest public transit museum in the country.

Mr. Boylan served as Chief of Staff to two chairmen of the MTA from 1993 to 1996. He joined the MTA in 1990 and served as Deputy Director and subsequently Director of Government Relations. Prior to that, he served as Federal Legislative Representative in the NYC Mayor’s Office of Intergovernmental Relations. From 1979-84 he served as a legislative analyst in the City’s Office of Management and Budget, having previously worked for the NYS Department of State in Albany and the NYS Assembly.

In addition to his work at the MTA, Mr. Boylan serves as Vice Chair of Management and Finance, as a member of the Executive Committee, and as a member of the Board of Directors of the American Public Transportation Association (APTA), the transit industry’s trade association. He served as APTA’s Vice Chair of Government Affairs from 1996-99 and again from 2003-2006, and also served on its Nominating Committee and Executive Search Committee. He is currently the MTA’s voting designee on the NY Metropolitan Transportation Coordinating Council.

Mr. Boylan holds a Master’s Degree in Public Administration from the State University of New York at Albany’s Nelson A. Rockefeller Graduate School of Public Affairs and a Bachelor of Arts Degree in Political Science from Fordham University in the Bronx.

Robert W. Burchell, PhD
Chair, Urban Planning and Policy
Director, Center for Urban Policy Research
Rutgers University


During his 30-year career at Rutgers, Dr. Burchell has served as principal investigator on more than $4 million in research projects. Among them are the Impact Assessment of the New Jersey State Development and Redevelopment Plan and similar “costs of sprawl” studies for the State of Maryland, the Lexington (KY) Metropolitan Area, the Delaware Estuary, the Southeast Michigan Council of Governments, and the South Carolina Advisory Commission on Intergovernmental Relations.
Dr. Burchell’s seminal work on development patterns and infrastructure costs is a research project for the National Academy of Sciences and the Transportation Cooperative Research Program that resulted in *The Costs of Sprawl Revisited* and *The Costs of Sprawl-2000*. Other recent projects include studies of regional mobility and mortgage-lending practices for the U.S. Department of Housing and Urban Development, housing policy studies for Fannie Mae, and analyses of transportation policy for the U.S. Department of Transportation. Dr. Burchell has also completed nationwide program evaluations for the Economic Development Administration on its public works, defense adjustment, and revolving loan fund projects – evaluations that led, in 1998, to the first reauthorization of EDA in 20 years.

Dr. Burchell has served as a consultant to The Port Authority of New York and New Jersey, the U.S. Department of Housing and Urban Development, the U.S. Health and Human Resources Administration, the U.S. Office of Management and Budget, and the Nuclear Regulatory Commission. He is a Fellow of the Lincoln Institute of Land Policy and a trustee of Fannie Mae’s housing research group.

He holds a doctorate in urban planning from Rutgers University, is a licensed professional planner in New Jersey, and is in demand as an expert witness nationally.

**Vishaan Chakrabarti, President**  
**Moynihan Station Venture, a joint venture of Related and Vornado**

Vishaan Chakrabarti, AIA, is the Marc Holliday Professor of Real Estate Development and Director of the Real Estate Development Program in the Graduate School of Architecture, Planning and Preservation at Columbia University. In this new position he will lead and transform the graduate program in real estate development, and advocate for smart growth policies locally, nationally, and internationally. For the 2009 academic year, the University of Virginia named him the Jaquelin T. Robertson Visiting Professorship in Architecture.

Mr. Chakrabarti is founding principal of Vishaan Chakrabarti Design Collaborative (VCDC, LLC), an urban design, planning, and strategic advisory firm based in Manhattan. Formerly an Executive Vice President of Related Companies, he ran the design and planning operations for that firm’s extensive development portfolio. Through VCDC, he continues to advance the Moynihan Station project, as well as consult on the urban design effort for the Hudson Rail Yards.

From 2002 to 2005 Mr. Chakrabarti was Director of the Manhattan Office for the New York Department of City Planning, serving as a senior advisor to the Mayor’s Office and NYC Planning Commission on all urban planning issues in Manhattan. He gained approvals for major rezonings that will reshape the west side of Manhattan, including the area surrounding the High Line. He also directed the City’s design response to the State-led process for the reconstruction of Lower Manhattan after 9/11. Previously he was an Associate Partner for the New York Office of Skidmore, Owings & Merrill LLP, where he managed numerous global architecture and urban design projects, including a number of Manhattan skyscrapers.

He serves on the Board of the Architectural League of New York and is a trustee of the Citizens Budget Commission and an emeritus board member of Friends of the High Line. A member of the Young Leaders Forum of the National Council on US-China Relations and a David Rockefeller Fellow, he was named to Crain’s "40 under 40" list.

Mr. Chakrabarti holds a Master’s degree in Architecture from the University of California at Berkeley, a Master’s degree in City Planning from MIT, and dual Bachelor’s degrees in Art History and Engineering from Cornell University. He is a Registered Architect in New York State.

**Joel P. Ettinger, Executive Director**  
**New York Metropolitan Transportation Council**

Joel P. Ettinger was appointed Executive Director of the New York Metropolitan Transportation Council (NYMTC) in March 2005. A regional council of governments, NYMTC is the metropolitan planning organization for New York City, Long Island, and the lower Hudson Valley. Council members
include the region’s county executives, New York City and New York State Departments of Transportation, New York City Department of City Planning, the Metropolitan Transportation Authority, the Port Authority of NY&NJ, and other transportation and environmental agencies.

With a staff of sixty and an annual budget of $40 million, Mr. Ettinger oversees the administration of the federally-mandated transportation planning process in the New York metropolitan area, including programming $5-7 billion a year in federal highway, transit, and freight projects, and, recently, programming of more than $2 billion of projects eligible under the American Recovery and Reinvestment Act of 2009. Prior to joining NYMTC, Mr. Ettinger was Regional Administrator for the Federal Transit Administration in Chicago. From 1976 to 1981 he served as Chief of the Analysis Division in the Headquarters Office of the Urban Mass Transportation Administration.

A guest lecturer at the City College of New York, New York University, and Columbia University, he is a member of AMPO and NARC. He has participated in and made presentations at many Transportation Research Board conferences; he served on the Committee for Strategic Highway Research Program 2.

A native New Yorker, Mr. Ettinger received his Bachelor of Civil Engineering degree from the City College of New York and a Master of Science in Transportation Planning from Northwestern University.

**Stanley Gee, Acting Commissioner**  
**New York State Department of Transportation**

Stanley Gee was appointed by Governor David Paterson as Acting Commissioner of the NYS Department of Transportation (NYSDOT) effective May 8, 2009. Prior to assuming that position he served as Executive Deputy Commissioner of NYSDOT, functioning as chief operating officer of the Department, with a focus on improving performance and accountability and communicating results to customers and employees.

At the national level, Mr. Gee is a member of the Transportation Research Board’s Second Strategic Highway Research Program Oversight Committee and Vice Chair of the I-95 Corridor Coalition’s Executive Board. He serves as Chair of the American Association of State Highway and Transportation Officials’ (AASHTO) Subcommittee on Organizational Management. He is also a member of AASHTO’s Climate Change Steering Committee and the Intercity Passenger Rail Leadership Group.

Mr. Gee came to NYS government in 2007 after a distinguished career with the Federal Highway Administration. He is the recipient of many performance and honor awards, including the Federal Highway Administrator’s Award for Superior Achievement and the Secretary of Transportation’s Award for Meritorious Achievement. A nationally respected transportation professional who now serves in state government, he exercises collateral duties that include serving on the State Energy Planning Board, Climate Action Council, and the Smart Growth Cabinet.

Mr. Gee began his career in transportation as a summer construction inspector with NYSDOT while attending the Rensselaer Polytechnic Institute, where he obtained his B.S. in Civil Engineering.

**Andrew Haughwout, Assistant Vice President and Head**  
**Microeconomic and Regional Studies Function**  
**Federal Reserve Bank of New York**

Andrew Haughwout joined the Research Department of the Federal Reserve Bank of New York in 2000. He was appointed an officer of the Bank in 2003 and Assistant Vice President in 2007. Mr. Haughwout has led the Bank’s Microeconomic and Regional Studies group since its creation in 2005.

From 1992 to 2000, he served as Assistant Professor at Princeton University’s Woodrow Wilson School of Public and International Affairs; from 1998 to 1999 he directed its Urban and Regional Planning program. He has taught many undergraduate and graduate courses on topics ranging from statistical methods to community development strategies.
Mr. Haughwout served as Editor of the *Journal of Regional Science* from 2002 to 2006 and is currently Associate Editor for *International Regional Science Review* and *The Review of Regional Studies*. He has served on the planning committee of the American Society of Civil Engineers, and he was a member of the Advisory Board of the Greater Philadelphia Transportation Initiative. He served as Chair of the Federal Reserve’s Committee on Regional Analysis from 2007 to 2009.

His research interests include public finance and urban and regional economics. Recent research projects include studies of nonprime mortgage markets, estimation of the option value of vacant land, economic and fiscal interactions between cities and suburbs, and the economics of infrastructure investment. His publications have appeared in many journals, including *Journal of Urban Economics, Regional Science and Urban Economics, Journal of Public Economics*, and *Brookings-Wharton Papers on Urban Affairs*.

Mr. Haughwout graduated with honors from Swarthmore College with a B.A. in Political Science and Economics. He received his Ph.D. in Regional Science from the University of Pennsylvania in 1993.

**Andrew Herrmann, Chair**  
**Infrastructure Report Card Committee**  
**American Society of Civil Engineers**

Andrew W. Herrmann is a Senior Partner of Hardesty & Hanover, LLP, a transportation consulting engineering firm headquartered in New York City. During his 35-year career he has been responsible for management of the firm and many of the firm’s major fixed and movable bridge projects. His experience covers inspection, rating, design, rehabilitation, and construction of bridges.

He is past president of ASCE’s NYC Metropolitan Section and past chair of their Structural Division’s Technical Administrative Committee on Bridges. He was co-chair of the 2005 Structural Engineering Institute’s Structures Congress in New York City. He served on the Advisory Council for ASCE’s 2003 and 2005 Report Cards for America’s Infrastructure and is currently the Chair for the Advisory Committee for the preparation of the 2009 Report Card. He has been the ASCE District 1 Director, Chair of ASCE’s Region 1 Board of Governors, and Chair of the Publications Committee. He is the 2010 ASCE Treasurer.

Mr. Herrmann recently testified on behalf of ASCE before the House Committee on Infrastructure and Transportation and the Senate Committee on Public Works and Environment, on infrastructure and the condition of our nation’s bridges. He has been interviewed by magazines and newspapers and on radio and television on the subject of bridges and our nation’s infrastructure.

Mr. Herrmann earned a Bachelor’s degree in Civil Engineering from Valparaiso University and a Master’s in Civil Engineering from Polytechnic Institute of New York. He is a Professional Engineer in twenty-eight states and the Province of Ontario.

**Hugh F. Kelly, Principal**  
**Hugh F. Kelly Real Estate Economics**  
**Clinical Associate Professor of Real Estate, NYU**

Hugh F. Kelly is Clinical Associate Professor of Real Estate in New York University’s Masters Degree Program in Real Estate Investment and Development. He has taught at NYU for 25 years. Currently, he teaches Economic Analysis for Real Estate Markets, and Risk and Portfolio Analysis. He also heads his own consulting practice, Hugh F. Kelly Real Estate Economics. Prior to 2001 he was chief economist for Landauer Associates, where he worked for 22 years.

Mr. Kelly serves as the President of the Board of Brooklyn Catholic Charities’ affordable housing development corporation. He is a member of the Counselors of Real Estate, the National Association of Business Economists, and the American Philosophical Association, and a Fellow at the Homer Hoyt Advanced Studies Institute.
He has published more than 200 articles in industry journals and last year published a paper on contemporary politics and economics titled “Judgment: Imagination, Creativity, and Delusion” in the philosophical journal *Existenz*. A paper co-authored with Matthew Drennan of UCLA, titled “Office Rents as a Measure of Urban Agglomeration,” is currently in final review for publication in the *Journal of Economic Geography* (Oxford University, UK).

Mr. Kelly is completing work on a PhD. dissertation on the subject “24-hour Cities and Real Estate Investment Performance,” under the auspices of the University of Ulster, Northern Ireland.

David King  
**Assistant Professor of Urban Planning**  
**Columbia University**

David King is an Assistant Professor of Urban Planning at Columbia University. His research explores the impact of local transportation planning on the built environment, transportation finance, social equity, and accessibility. As part of this research he has written about the phenomenon of cruising for parking and used spatial regression techniques to analyze travel behavior. He also studies how public policy influences the adoption of new technologies to address congestion, energy, and environmental concerns.

His current research is exploring the historical co-development of transportation systems and land uses in New York City. Prior to his career in academia, David was a restaurateur in Minneapolis, where he gained extensive experience with permits, zoning, real estate development, and the law of unintended consequences.

Robert E. Paaswell, Interim President  
**The City College of New York**  
**Distinguished Professor of Civil Engineering**  
**Director Emeritus, University Transportation Research Center**

Now Interim President of the City College of New York (CCNY), Dr. Robert E. Paaswell is also Distinguished Professor of Civil Engineering in CCNY’s Grove School of Engineering. He has extensive executive leadership experience in the public sector and is recognized internationally as an expert on transportation operations, management, and planning.

Dr. Paaswell served as Executive Director of the Chicago Transit Authority from 1986 to 1989. He has taught at CCNY since 1990 and since 1990 has been Director and Chief Executive Officer of the University Transportation Research Center (UTRC) for USDOT Region 2. At UTRC, a consortium of twelve regional universities that provide research, education, and training to transportation professionals, he worked closely with federal, regional, and state transportation planning and policy organizations conducting studies and training programs on transportation issues. In 2001, he was appointed Director of the CUNY Institute for Urban Systems.

Dr. Paaswell began his career at SUNY Buffalo, where he taught civil engineering from 1964 to 1982, established the Center for Transportation Studies and Research, and chaired the Urban Planning Department. From 1982 to 1986 he was a Professor of Civil Engineering and Director of the Urban Transportation Center at the University of Illinois, Chicago.

Dr. Paaswell has been a Visiting Scholar at Tel Aviv University since 1994 and Honored Professor at Jilin University of Technology in Changchun, China, since 1985. He has served on Metropolitan Transportation Authority Blue Ribbon Commissions on Construction Excellence and Workforce Development and on the National Academy of Sciences Transportation Research Board. In 2009 he received a Lifetime Achievement Award from the Council on Transportation at the NYU Rudin Center for Transportation Policy. Other honors include the Rutgers University Outstanding Civil Engineering Alumnus award and the Secretary’s Medal for Distinguished Service from USDOT.

Dr. Paaswell has published widely. He holds a Ph.D. in Civil Engineering from Rutgers and an M.S. in Applied Mechanics, B.S. in Civil Engineering, and B.A. in Liberal Arts from Columbia University.
Christopher Ward, Executive Director
Port Authority of New York and New Jersey

Christopher O. Ward is the Executive Director of The Port Authority of New York and New Jersey. He was appointed on May 22, 2008. He previously served at the Port Authority as Chief of Planning and External Affairs, as well as Director of Port Redevelopment from 1997 to 2002.

Mr. Ward was appointed Executive Director of the Port Authority after serving for over two years as Managing Director of The General Contractors Association of New York, Inc. (GCA), the major trade association that represents the heavy construction industry in New York City. Before joining GCA, he spent a year as Chief Executive Officer of American Stevedoring, Inc., a stevedoring and port services company headquartered at the Brooklyn Port Authority Marine Terminal with major operations at the Elizabeth Port Authority Marine Terminal. He had worked at American Stevedoring in the 1990s.

Mr. Ward served as Commissioner of the NYC Department of Environmental Protection (DEP) for the Bloomberg Administration from 2002-2005. He led a staff of 6,500 and managed a combined capital and operating budget of over $2 billion. During his tenure he oversaw the maintenance and ongoing construction of the City’s water supply, water distribution system, and wastewater system; carried out Federal Clean Water Act and Clean Air regulations; and managed all conservation programs and hazardous and asbestos material emergencies and remediation.

Prior to his service at the Port Authority, Mr. Ward spent much of his professional career in service to the City of New York in various capacities, such as Senior Vice President for Transportation and Commerce at the Economic Development Corporation, Assistant Commissioner at the Department of Telecommunications and Energy, and Director of Research at the Department of Consumer Affairs.

Madelyn Wils, Executive Vice President
Planning, Development and Maritime
New York City Economic Development Corporation

Madelyn Wils is Executive Vice President of the Planning, Development and Maritime division of the New York City Economic Development Corporation. She is responsible for many of the City’s area-wide revitalization plans throughout the five boroughs. Since joining NYCEDC in 2007, she has successfully supervised the 62-acre Willets Point rezoning and 60-acre Hunter’s Point South rezoning. Her portfolio includes oversight of dozens of waterfront developments, transportation, streetscapes, and park improvements in the five boroughs, including the East River Waterfront project, West Harlem Piers, Homeport, Coney Island, 125th Street corridor, and Jamaica IMAX (intermodal) projects.

Prior to joining NYCEDC, Ms. Wils served as President of the Tribeca Film Institute. She managed the organization’s expansion from programming a 10-day film festival into a diverse institution offering year-round cultural and educational programming.

From 2001 to 2005 she served as Chair of Community Board One in Lower Manhattan, where in the aftermath of 9/11 she played an integral role in the rebuilding of Lower Manhattan. She led the development of the Master Concept Plan for the East River Waterfront and was awarded “The Visionary Award” from the New York League of Conservation Voters for her efforts. She negotiated significant capital projects for her community, including a new K-8 public school, The Millennium High School, an expanded PS 234, two community recreational facilities, new parks, Little League fields, and a library in Battery Park City.

Ms. Wils was a founding Board member of the Lower Manhattan Development Corporation and The Hudson River Park Trust. She has also served on the Boards of the Alliance for Downtown New York, the Lower Manhattan Cultural Council, The Battery Conservancy, The Non-Profit Racing Oversight Board, and The Empire State Stem Cell Board.