REIMAGINING OUR FUTURE
2018 FLORIDA SUMMIT PROGRAM

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2018 ULI Florida Summit
JUNE 7 & 8
The mission of ULI is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.
THURSDAY, JUNE 7

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Contact ULI at 800-321-5011 or visit uli.org/join.

For more conference details, visit our mobile site: Florida.ULI.org.

FRIDAY, JUNE 8

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SUMMIT DAY 1: THURSDAY, JUNE 7

7:30AM

MOBILE TOURS
Three Options to Explore Southwest Florida
(Check for Specific Tour Times)

FLORIDA PRODUCT COUNCILS: BREAKFAST & PROGRAMS
(Open to FPC Members Only)

12:00PM

Lunch on Your Own

1:30PM

OPENING SESSION: RENEWAL, RISKS AND REENTRY
Jeff Korzenik - Chief Investment Strategist, Fifth Third Bank
RITZ CARLTON BALLROOM

Break

3:00PM

CONCURRENT SESSIONS

CHANGE CAN BE GOOD: INFILL DEVELOPMENT
VANDERBILT II

RETAIL’S RENAISSANCE: FROM SHOPPING TO SERVICE, DINING & ENTERTAINMENT
VANDERBILT I

RESHAPING THE CAPITAL STACK: FINDING INNOVATIVE SOLUTIONS
PLAZA II & III

AFFORDABILITY: THE YIMBY MOVEMENT
VANDERBILT III

Break

4:45PM

RE-CREATING CITIES: VIBRANT & HEALTHY COMMUNITIES FOR ALL
Dr. Gil Penalosa - Founder and Chair, 8 80 Cities & Chair, World Urban Parks
RITZ CARLTON BALLROOM

6:00PM

FLORIDA SUMMIT NETWORKING RECEPTION
Presented by Bank of America Merrill Lynch
VANDERBILT I & LOGGIA

7:00PM

Dinner on Your Own

YOUNG LEADERS GROUP RECEPTION
AGAVE RESTAURANT

WOMEN’S LEADERSHIP INITIATIVE DINNER
COOPER’S HAWK (SOLD OUT)
Minto Communities USA, based in Florida since 1978, has represented integrity, financial strength and enduring value to homeowners for over 40 years. In premier locations throughout the Southeast, Minto master-planned communities feature award-winning homes and world-class recreational amenities designed to provide relaxed, enriched and rewarding lifestyles.

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Registration Open
7:00 am - 5:00 pm
The registration desk is located in the Ballroom Foyer.
Please see the registration desk for any conference questions.

Conference Wi-Fi
Network Name: RitzCarlton_Conference
Password: ULIFlorida

Connect with us!
@ULIFlorida   #ULIFlorida

Florida Product Council Day
The below meetings are for Product Council Members only.

FPC Breakfast
Plaza Ballroom Foyer
7:30 am - 8:00 am

FPC Meetings
8:00 am - 1:15 pm

- CHDC
  Off Site
- HRDC
  Plaza I
- MFDC
  Plaza II
- UDMUC
  Plaza III

For more information about joining a Florida Product Council, please visit florida.uli.org/florida-product-councils or contact Carolyn Clark, FPC Director, at Carolyn.Clark@ULI.org.
Mobile Tours
7:30am - 12:00pm

Additional Registration Required. Space may be available. Check at the registration desk.

If you are pre-registered for a mobile tour, please meet at the Registration Desk in the Ballroom Foyer at least 15 minutes prior to the tour start time.

From Sabal Bay to the Isles of Collier Preserve and Hamilton Harbor Marina
7:30 am - 12:00 pm

First proposed in the mid 1980s, Sabal Bay was originally planned to be a premier master planned golf community, including a 600 square foot wet slip marina located on a highly sensitive 2,400-acre site stretching from U.S. 41 to Naples Bay and adjoining Rookery Bay National Reserve. Following more than two decades of unprecedented entitlement/permitting challenges and litigation, the plan evolved to address environmental and compatibly concerns. The area, developed by Minto Communities, has now become a highly successfully new waterfront community and wet dry storage marina on Naples Bay across from Port Royal. This tour will discuss how this community became a successful real estate project.
Historic Naples Walking Tour: A History of the Planning and Development of Fifth Avenue
8:30 am - 12:00 pm

With a history dating back to the 1880s, the story of downtown Naples and 5th Avenue tells of the transformation of a small fishing village into an international, award-winning destination. The town was built in the 1920s around its “Main Street” consisting of a handful of small businesses. During the 1940s and 1950s, 5th Avenue began to flourish. By this time, a golf course and chamber of commerce had become well established in the area, Cambier Park was under construction, and the town’s first bank, The Bank of Naples, officially opened. While Naples continued to evolve, 5th Avenue and the downtown area witnessed, like many other downtown areas throughout the country, challenges with the outgrowth of suburban neighborhoods and shopping centers. Faced with greater completion and lacking the appeal of new growth, 5th Avenue was forced to find a new direction. In the early 1990s area businesses and community leaders came together bringing in Andres Duany to aid in developing a plan to transform the commercial corridor and surrounding areas. Since then, commitment by community stakeholders, residents, and the city has led to an incredible renaissance transforming downtown Naples into an international destination.

Mercato: Regional Retail/Residential Mixed Used Development
9:00 am - 12:00 pm

Situated between two Ritz Carlton resorts and adjacent to several high-end master planned communities, Greenfield and the agricultural lands in the heart of north Naples, included in a commercial zone by Collier County Planning, could not have been more perfectly suited for the lifestyle and entertainment district it is today. Master planned to its maximum potential to avoid the DIR process, Mercato unfolded with the help of an extensive team with vast experience. See firsthand the incorporation of multi and single family residential, office, retail, high-end grocery, and highly successful entertainment (restaurant, night clubs, movie theater) into a cohesive community to act as the “New Town” of north Naples.
Renewal, Risks and Reentry  
Ritz Carlton Ballroom

In this economic overview of the U.S. and global economy, participants will learn answers to such questions as:

- In our 10th year of growth, how much longer can the expansion last?
- How do structural workforce problems impact U.S. growth?
- What can we expect from the later innings of the business cycle?
- What can we expect from the Fed and interest rates?

Speaker:
Jeff Korzenik, Chief Investment Strategist, Fifth Third Bank, Chicago, IL

Welcome Remarks:
Chris Wright, P.E., Chair, ULI Southwest Florida/Co-founder & CEO, RWA, Inc., Naples, FL
Penny Taylor, Collier County Commissioner, District 4, Naples, FL

Ranked nationally by The Legal 500, our real estate team offers comprehensive and fully-integrated project counsel services to clients across the United States and in Latin America. With substantial industry experience and prominent local presence, we represent clients in complex real estate transactions and financings, large-scale development and redevelopment projects, public private initiatives, and litigation.
Concurrent Sessions
3:00 pm - 4:30 pm

Change Can Be Good
Vanderbilt II

While infill developments typically seek to further increase walkability, density and mixed use, such efforts can create concerns about gentrification, traffic congestion, parking, noise, sunlight and other issues. The panel will discuss approaches to help community leaders understand and support redevelopment efforts in urban areas through urban design, communications, graphics and more.

Panelists:
Juan Mullerat, Assoc. AIA, APA, NCI, CNU, Founder, PlusUrbia Design, Miami, FL
Debbie Orshefsky, Partner, Holland & Knight, Ft. Lauderdale, FL
Eric Sedler, Managing Partner, Kivvit, Chicago, IL

Moderator:
Cecelia Bonifay, Chair, Land Use & Development Practice, Akerman LLP, Orlando, FL

Retail’s Renaissance: from Shopping to Service, Dining & Entertainment
Vanderbilt I

Unique experiences and entertainment are the core of today’s retail development efforts. Three of the nation’s largest retail owners will discuss recent shifts, successful strategies, and associated challenges in the leasing, development, financing and operation of successful retail and mixed use projects.

Panelists:
Manuel Martin, Head of the South East Region, US and Latin America, TH Real Estate, Miami, FL
Peter Flint, Senior Director, Development, Kimco, Hollywood, FL
Tom Meredith, Vice President, Market Officer at Regency Centers, Boca Raton, FL

Moderator:
Tarik Bateh, Chair of Mission Advancement, ULI North Florida/Vice President, JLL Capital Markets, Jacksonville, FL
Reshaping the Capital Stack: Finding Innovative Capital Solutions in Today’s Evolving Market
Plaza II & III

As banks and other traditional capital providers continue to tighten up on construction lending, which alternative funding strategies can be effective? Discover how development projects are being financed using new and creative methods including EB5, C-PACE, tax credits and the Israeli capital markets. Case studies will be shared that address common financing challenges and concerns and how these methods provide unique solutions.

Panelists:
George Griffin, Executive Vice President, Global Markets & Government Relations
Atlanta Office, NYSA Capital, Atlanta, GA
Oren Hon, Managing Partner, Blue Arch Capital, Miami, FL
Adam Lipkin, Executive Director, Hannon Armstrong Sustainable Real Estate, Miami, FL

Moderator:
Neil Freeman, Founder, Aries Capital, Chicago, IL
Re-Framing Affordability: The YIMBY Movement

Vanderbilt III

The well-being of Florida’s local economies and communities depends on having a sufficient supply of appropriate, affordable housing. However, in many places, there is not enough housing being built to meet growing demand. Join in a conversation with senior fellow, Lisa Sturtevant, from the ULI Terwilliger Center for Housing to discuss best practices from around the country that have successfully supported new attainable housing options. *We welcome attendees to attend this session and engage in an open discussion with Lisa after the formal presentation.*

Speaker:

Lisa Sturtevant, PhD, ULI Senior Visiting Fellow, Terwilliger Center for Housing/President & Founder, Lisa Sturtevant & Associates, Washington, D.C.
General Session
4:45 pm - 6:00 pm

Re-Creating Cities: Vibrant & Healthy Communities for All
Ritz Carlton Ballroom

**Sponsor: Bank of America Merrill Lynch**

Gil Penalosa will talk about designing communities that work for everyone, with a focus on sustainable mobility, age-friendly cities, and parks + public spaces.

**Speaker:**
**Dr. Gil (Guillermo) Penalosa**, Founder and Chair, 8 80 Cities/Chair, World Urban Parks/President, Gil Penalosa & Associates, Toronto, CA

**Introduction:**
**Kim Abreu**, Senior Vice President, Bank of America Merrill Lynch, Miami, FL

**Welcome Remarks:**
**Maurice “Mo” Rudolph**, Chair, ULI North Florida/Director of Planning & Development, The PARC Group, Jacksonville, FL

**Florida Product Councils:**
**Jason Sessions**, Incoming Chair, ULI Florida Product Councils/Vice President of Land Acquisition & Development, Mattamy Homes, Jacksonville, FL

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**Redefining Luxury**

[Image of buildings: SolitaIR, Las Olas Walk, Luma]

[Link: ZOMLIVING.COM]
SUMMIT DAY 1: THURSDAY, JUNE 7

Networking Reception for 2018 Summit Attendees
6:00 pm - 7:00 pm
Vanderbilt I & Loggia

Sponsor: Bank of America Merrill Lynch

Young Leaders Group (YLG) Networking Reception
7:30 pm - 10:00 pm
AGAVE Restaurant, Alamo Room
2380 Vanderbilt Beach Rd., Naples

Join us for the Young Leaders Reception at AGAVE to network and meet with Young Leaders from across the state! The reception is free and includes appetizers. Cash bar will be available.

Women’s Leadership Initiative (WLI) Dinner
7:30 pm - 10:00 pm
(SOLD OUT)
Cooper’s Hawk Winery & Restaurant
11905 Tamiami Trail N., Naples

The ULI Florida’s Women’s Leadership Initiative is hosting dinner to network with women leaders across the State. Dinner will be provided. Cash bar will be available.

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Stacy Watson May | Jacksonville | 904.353.2000
SUMMIT DAY 2: FRIDAY, JUNE 8TH

7:30AM  REINVENTING HOSPITALITY: INNOVATIVE BRANDING AND INTEGRATING WITH DISRUPTORS  RITZ CARLTON BALLROOM

9:00AM  RESILIENCY ON THE RISE: THE ECONOMIC IMPERATIVE FOR FLORIDA  
Billy Grayson, Executive Director, ULI Center for Sustainability and Economic Performance  
John Macomber, Senior Lecturer, Finance, Harvard Business School  
David Martin, President/Co-Founder, Terra Group  
& Leroy Moore, Senior Vice President & COO, Tampa Housing Authority  
RITZ CARLTON BALLROOM

Break

10:30AM  CONCURRENT SESSIONS

- UNCONVENTIONAL HOUSING AND THE NEW AMERICAN DREAM OF HOUSING CHOICE  VANDERBILT II
- INNOVATION IN MASTER PLANNED COMMUNITIES  PLAZA II & III
- THE DEVELOPMENT PIPELINE OF FLORIDA’S OFFICE & INDUSTRIAL  VANDERBILT III
- TECHNOLOGY’S NEXT WAVE  VANDERBILT I

Break

12:00PM  VIP RECEPTION (By Invitation Only)  ARTISANS (1ST FLOOR)

12:15PM  RETHINKING FINDING COMMON GROUND: DISAGREEING AGREEABLY & TACKLING TODAY’S ISSUES  
John Avlon, Editor in Chief, The Daily Beast  
& Margaret Hoover, CNN Political Contributor  
RITZ CARLTON BALLROOM

1:30PM  Adjourn
Breakfast Session
7:30 am - 8:45 am

Reinventing Hospitality: Innovative Branding & Integrating with Disruptors
Ritz Carlton Ballroom
Continental Breakfast provided.

Hospitality has been one of the fastest growing segments in the current real estate cycle, but it has also undergone the biggest transformation in its history. Join us as we discuss the new ecosystem of hospitality, the integration of wellness, technology and lifestyle into the product offering and the convergence of what were traditionally distinct real estate segments — multifamily and hospitality — into a hybrid segment all its own.

Welcoming Remarks:
Barry Karpay, Chair, ULI Tampa Bay/Vice President, Lennar Homes, Tampa, FL

Panelists:
Harvey Hernandez, Co-Founder & CEO, Niido, Miami, FL
Kane Sarhan, Vice President, SH Group, New York, NY

Moderator:
Michael Tillman, Managing Director Estates Florida, LeFrak, Miami, FL
General Session
9:00 am - 10:15 am

Resiliency on the Rise: The Economic Imperative for Florida
Ritz Carlton Ballroom

From the near-term impact of extreme weather events to the long-term threat of sea level rise, public and private sector leaders are developing strategies to improve the resilience of their real estate assets and development projects.

The panel will present the business case for real estate investment in resilience, and share case studies of how they have cost-effectively integrated resilient design concepts into their development strategy.

Welcoming Remarks:
Greg West, Chair, ULI SE Florida/Caribbean/President & Chief Development Officer, ZOM, Miami, FL

Panelists:
Billy Grayson, Executive Director, ULI Center for Sustainability & Economic Performance, Washington, D.C.
John Macomber, Senior Lecturer, Finance, Harvard Business School, Boston, MA
David Martin, President/Co-Founder, Terra Group, Coconut Grove, FL
Leroy Moore, Senior Vice President & COO, Tampa Housing Authority, Tampa, FL
Unconventional Housing and the New American Dream of Housing Choice

Vanderbilt II

As land prices and the cost of construction continue to rise throughout the state, housing is becoming less attainable for a sizeable portion of households. The necessity to deliver more affordable homes has prompted more innovative and creative housing options — including tiny homes. Join us for a conversation on solutions and opportunities to tap into this highly underserved segment of the market.

Panelists:
Craig Collin, Senior VP, Tavistock, Orlando, FL
Brett Hiltbrand, Chief Executive Officer, Cornerstone Tiny Homes, Longwood, FL
Jaimie Ross, President & CEO, Florida Housing Coalition, Tallahassee, FL

Moderator:
Lisa Dilts, Principal, Compspring, Orlando, FL
Innovation in Master Planned Communities: Case Studies

Plaza II & III

From new to well established, small to large, community developers are finding creative ways to gain market share through product diversity, unique lifestyle programming, conservation and technology. Leading community developers will share examples of what is working—and not working—to drive growth in three of Florida’s best known master planned communities.

Panelists:

- **Laura Cole**, Vice President of Marketing, Lakewood Ranch, Sarasota, FL
- **Brian Goguen**, Chief Operating Officer, Barron Collier Companies, Naples, FL
- **Rick Severance**, President, Babcock Ranch, Punta Gorda, FL

Moderator:

- **Lesley Deutch**, Principal, John Burns Real Estate Consulting, West Palm Beach, FL
The Development Pipeline of Office & Industrial in Florida
Vanderbilt III

This group of industry leaders will explore the changes and trends in the office and industrial sector throughout Florida’s major markets. Topics will include tenant demand, capital availability, demand drivers and e-commerce.

Panelists:
- Larry Feldman, President & CEO, Feldman Equities, Tampa, FL
- Andy Petry, Vice President, Market Officer, Florida, Liberty Property Trust, Miami, FL
- Dale Todd, Executive Director, J.P. Morgan Asset Management, New York, NY

Moderator:
- Marty Busekrus, Managing Director, Ciminelli Real Estate Services of Florida, Fort Lauderdale, FL
Technology’s Next Wave
Vanderbilt I

Acquire knowledge from companies from all across the United States that leverage the latest technologies, with a focus on drones, facility management, augmented reality, virtual reality, autonomous vehicles and smart cities.

Panelists:
Matt Carland, Virtual Design & Construction Manager, Suffolk Construction, Fort Myers, FL
Jacob D’Albora, Director of BIM-FM, McVeigh Mangum Engineering, Inc., Charlotte, NC
Stephen Phillips, CTO, Theia Interactive, Chico, CA
Patrick Sharpe, Director of Innovation, The Digit Group, Cedarburg, WI
Improving Mobility  
Connecting Communities

“Community Health” encompasses not just the physical environment, but all those factors that work toward a truly healthy community: peace, shelter, education, income, food, a stable ecosystem, sustainable resources, social justice and equity.

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Orlando, Sarasota, Tampa

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VIP SESSION
12:00 pm - 12:30 pm
By Invite Only
Artisans (1st Floor)

Special invitees will join Keynote Speakers, John Avlon and Margaret Hoover for coffee and a book signing session.
Books will be available to purchase for all attendees at the General Session.

General Session (Lunch)
12:15 pm - 1:30 pm

Rethinking Finding Common Ground: Disagreeing Agreeably by Tackling Today’s Issues
Ritz Carlton Ballroom

At a time when Americans feel more divided than ever before about politics, John Avlon and Margaret Hoover offer a much-needed example of how we can disagree agreeably.

The married CNN commentators come to politics from very different perspectives: Margaret is a proud Republican whose great-grandfather served as President of the United States. John is an independent ‘radical centrist’ and the grandson of immigrants who believes that hyper-partisanship is the core problem facing our democracy today. John and Margaret present an unclouded, defiantly optimistic take on politics at a divisive time by invoking history that offers insight into current debates on politics, government and media. They offer a refreshing outlook for the future, believing that we will not only survive our current civics stress test, but we’ll emerge stronger because more citizens will understand that we cannot take our democracy for granted.

Welcoming Remarks:
Becky Wilson, Chair, ULI Central Florida/Shareholder, Lowndes, Drosdick, Doster Kantor & Reed, P.A., Orlando, FL

Speakers:
John Avlon, Editor in Chief, The Daily Beast, New York, NY
Margaret Hoover, CNN Political Contributor, New York, NY

Adjourn
1:30 pm
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## UPCOMING EVENTS AROUND THE STATE

For more events & information, please visit your local District Council website.

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Location</th>
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<tbody>
<tr>
<td>June 14</td>
<td>What is the Center for Leadership?</td>
<td>Jacksonville</td>
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<tr>
<td>June 19</td>
<td>WLI Summer Social</td>
<td>Tampa</td>
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<tr>
<td>June 20</td>
<td>Gainesville Social</td>
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<td>June 21</td>
<td>Summer Social</td>
<td>Jacksonville Beach</td>
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<td>June 21</td>
<td>Young Leaders Networking</td>
<td>Delray Beach</td>
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<td>June 29</td>
<td>Fort Lauderdale Downtown Tour</td>
<td>Fort Lauderdale</td>
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<td>July 10</td>
<td>WLI: Cultivating a Future Forward Organization</td>
<td>Orlando</td>
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<td>July 10</td>
<td>WLI Gathering</td>
<td>Fort Lauderdale</td>
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<td>July 12</td>
<td>StimULI: Health &amp; Wellness</td>
<td>Orlando</td>
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<td>July 12</td>
<td>ULI Day at the Ballpark</td>
<td>Jacksonville</td>
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<td>July 19</td>
<td>Boardroom After Dark Dinner</td>
<td>Gainesville</td>
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<td>August 2</td>
<td>StimULI Breakfast</td>
<td>Tampa</td>
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<td>August 9</td>
<td>StimULI: Smart Cities &amp; Autonomous Vehicles</td>
<td>Orlando</td>
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<td>August 15</td>
<td>How Developers Think</td>
<td>Jacksonville</td>
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<td>August 23</td>
<td>WLI: Communicating through a Career Path</td>
<td>Orlando</td>
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<td>August 30</td>
<td>2018 Vision Awards</td>
<td>Miami</td>
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<td>September 6</td>
<td>StimULI Breakfast</td>
<td>Tampa</td>
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<td>September 13</td>
<td>StimULI: New Approach to Future Land Use Designation</td>
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<td>September 27</td>
<td>YLG: A Night with Visionaries</td>
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<td>September 26-29</td>
<td>ULI Mexico Latin America Conference</td>
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<td>October 4</td>
<td>StimULI Breakfast</td>
<td>Tampa</td>
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<td>October 25</td>
<td>Miami Investor Symposium</td>
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<td>October 25/26</td>
<td>FSU Real Estate Conference</td>
<td>Tallahassee</td>
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Special thanks to the following ULI Members for their dedication to the planning of the 2018 Florida Summit:

2018 SUMMIT CHAIR:

Mark Aronson  
Holland & Knight

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### 2018 Florida Summit Planning Committee

#### ULI Southwest Florida Local Arrangements Committee:

<table>
<thead>
<tr>
<th>Name</th>
<th>Company</th>
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<tbody>
<tr>
<td>Alexis Crespo</td>
<td>Waldrop Engineering</td>
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<td>Devin King</td>
<td>Kimley-Horn</td>
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#### Programming Committee:

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<tr>
<th>Co-Chair: Steve Hartsell</th>
<th>Pavese Law Firm</th>
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<td>Co-Chair: Tom Ingram</td>
<td>Akerman LLP</td>
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<td>Cecelia Bonifay</td>
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<td>Marty Busekrus</td>
<td>Ciminelli Real Estate Services of Florida</td>
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<td>Matthew Carland</td>
<td>Suffolk Construction</td>
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<td>Laura Cole</td>
<td>LWR Communities, LLC</td>
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<td>Allison Davies</td>
<td>Regency Centers</td>
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<td>Adam Lipkin</td>
<td>Hannon Armstrong Sustainable Real Estate</td>
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<td>Andrew Frey</td>
<td>Tecela</td>
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#### ULI District Council Staff:

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<th>Name</th>
<th>ULI District</th>
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<tr>
<td>Eralda Agolli</td>
<td>ULI Southeast Florida/Caribbean</td>
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<td>Mallory Barker</td>
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<td>Josephine Hardin</td>
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<td>Hannah King</td>
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<td>Siobhan O’Kane</td>
<td>ULI Tampa Bay</td>
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<td>Jenna Wylie</td>
<td>ULI Tampa Bay</td>
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