



## DOWNLOAD THE ULI EVENTS APP – FALL MEETING

Optimize your experience at ULI meetings and conferences with the free ULI Events app

- Plan your schedule
- Connect with other leaders at the Fall meeting
- Find nearby restaurants

Available for Apple and Android devices [www.uli.org/mobile](http://www.uli.org/mobile)



### Multi-Family Council - Blue

**Chair:** Sean Breslin  
**Assistant Chair:** David Schwartz  
**Vice Chair:** Dee McClure  
**Vice Chair:** Blake Berg  
**Vice Chair:** Wes Fuller  
**Vice Chair:** Chris Beda

**Phone:** (703) 317-4727    **Email:** sbreslin@avalonbay.com  
**Phone:** (312) 948-4502    **Email:** dschwartz@wallc.com  
**Phone:** (410) 500-4301    **Email:** dmccclure@walkerdunlop.com  
**Phone:** (203) 344-1910    **Email:** blake@wpcmlc.com  
**Phone:** (843) 579-3402    **Email:** wfuller@greystar.com  
**Phone:** (415) 273-2900    **Email:** cbeda@carmelpartners.net

### Council Reception – October 21st 2014

**Council Reception:** The Metropolitan Club  
**Address:** 1 E. 60th Street, New York  
**Time:** 6:30 pm – 8:30 pm cocktail reception  
**Transportation:** Not Provided  
**RSVP contact and cost:** Cost of reception is included in "Council Dinner Fees" and billed to members along with their Annual Council Dues.

### Council Meeting – October 22, 2014

#### Location – The Metropolitan Club, Library Room

**7:00 – 8:00**            Joint Council Networking Breakfast

**7:30 – 8:00**            ULI Grant Team Presentation – Micro Unit Study

**8:15 – 8:30**            Blue Council Chair - Welcome and Announcements

- 8:30 – 9:10**      **The Outside Perspective** – A star money manager in the commodities space will share his insights about the macro themes influencing his investment strategies and the potential impact on the real estate markets.
- Moderator: Blake Berg
- Speakers:      George (Beau) Taylor, Taylor Woods Capital
- Beau Taylor is a founding partner and Chief Investment Officer of Taylor Woods Capital Management LLC. Prior to founding Taylor Woods Capital, he served as a Managing Director of Credit Suisse, Head of the Global Commodity Proprietary Trading Group and Co-Head of Global Commodities. He also served as a member of the Fixed Income Operating Committee. Beau joined Credit Suisse in 2007 from JP Morgan, where he was the Global Head of Energy Sales and Trading. Prior to JP Morgan he was the Co-head of Power Trading at Morgan Stanley. He began his career at Merrill Lynch Commodities in 1994.
- 9:10 – 10:05**      **The Multifamily Transaction Market** – What’s Driving Pricing ? A town hall discussion about who and what is driving volume and pricing in the transaction market. Topics include the trend in cap rates, impact of interest rates on asset pricing, whether an asset bubble is forming, etc. We will also hear from buyers, sellers and brokers about proforma assumptions and expected total returns.
- Moderator: Tyler Anderson
- 10:05-10:20**      **BREAK**
- 10:20-11:10**      **Round Table Discussions** — Each table will discuss a variety of topics relevant to our industry and the outlook ahead – e.g., construction cost trends, the impact of supply in certain markets, competition from the for sale market and the return of the condo market.
- Moderator: Chris Beda
- 11:10–11:45**      **The State of the Global Real Estate Markets**
- Moderator: Sean Breslin
- Guest: Alan Cava - Managing Director and Co-Head of the Real Estate Investing Group at Goldman Sachs.
- 11:45 – 12:45**      Joint Council Networking Lunch
- 1:00**      BUSES DEPART **PROMPTLY** FOR PROPERTY TOURS
- 1:00 –4:15**      Property 1: 400 Park Avenue South (EQR/Toll Joint Venture)
- Property 2: MiMa – 440 W. 42<sup>nd</sup> St (Related)
- 4:15 – 6:30**      Joint Council Reception/Tours – Onyx Room at the Park Hyatt Hotel
- Tours - One 57 Condominiums

**4:30-6:00**      **Jacob K. Javits Convention Center**  
**General Session: Capital Markets: A Global Perspective**  
Capital users and providers from across the globe will engage in a provocative conversation on where the money is coming from and how it is being used.

**Speakers:**

Jeff T. Blau  
Chief Executive Officer  
Related Companies

Kok Huat Goh  
Chief Operating Officer and President  
GIC Real Estate

**6:00-7:30**      **Cocktail Reception, Jacob K. Javits Convention Center**

**KEY:**

(f)=Full Member

(m)=Member

(nm)=Nonmember

(i)=Invited Speaker/Moderator/Panelist

(p)=Proposed Speaker/Moderator/Panelist

(c)=Confirmed Speaker/Moderator/Panelist

For more information about ULI please visit [www.uli.org](http://www.uli.org)



## ULI's Priorities

### 1. Promoting Intelligent Densification and Urbanization

- What are the most responsible ways to provide cost-effective housing for a rapidly increasing global population that is becoming increasingly urbanized?
- How can we advance the understanding of the relationship between a high-quality of life and the built environment to create high-quality, appropriately-priced density that is attractive to users?
- What is the relationship between a thriving economy and a thriving city (and vice versa)-the relationship between a dynamic society and the built environment?

### 2. Creating Resilient Communities

- What are the best new business models in the real estate and land use industry and how can we support their development?
- How can we best adapt and reuse existing real estate while eliminating obsolete space to create thriving communities?
- How can we influence land use leaders locally and around the world as they reshape the process of community building and developing both social and physical infrastructure?

### 3. Understanding Demand and Market Forces

- How can we best understand the demand (quantity, type, price, and location of the need) for real estate and discover what the market wants short-term versus what the market needs long-term
- How can we help balance local, regional, national, and global interests as well as public and private interests in terms of how they affect land use decisions and development?
- How will changing technology influence building and buildings, and how will people's use of technology influence how they interact with the physical environment?

### 4. Connecting Capital and Real Estate Through Value

- How can we best generate value in the built environment that is greater than its cost?
- What are the best ways to ensure the attractiveness of real estate as an investment as institutional capital allocators continue to change and become more global?
- What is the most effective way to demonstrate and explain the relationship between investment in public projects and amenities and the impact on real estate value?

### 5. Integrating Energy, Resources, and Uses

- How can we best reduce the negative impact of the built environment on our natural resources and climate?
- What are the best ways to use the world's energy resources and protect the built environment from volatile and unpredictable conditions?
- How will trends in energy and resources impact the future best use of land?



## ULI Council Member Expectations

Council membership is a privilege desired by many ULI members and the value of the Council experience is determined by the quality and participation of its members. Each Council member is therefore expected to be a committed and participating part of the Council, contributing as much value to the Council experience as they take home.

**OPEN, HONEST, SPECIFIC INFORMATION AND EXPERIENCE:** Come to Council meetings ready to participate openly and honestly with specific, detailed information and experience from your current real estate practice.

**CONFIDENTIALITY:** Everything discussed within a Council is kept completely confidential by all Council members. This is the foundation that makes open and honest sharing of detailed information and experience possible. Violation of confidentiality will result in immediate expulsion from your Council.

**REAL DEALS, REAL NUMBERS:** The key to truly valuable interaction between the Council members is the sharing of real deals and real number, successes as well as lesson learned.

**RESPECT FOR OTHERS:** Help make discussions productive and high value by engaging your fellow council members respectfully with your most relevant information and experience.

**NO SELF PROMOTION:** Councils members are all highly successful real estate professionals. Self-promotion and pitching do not add value for your fellow council members. Keep your presentations and discussions aimed at delivering real take home value for your peers, not your business.

**NO CELL PHONES OR BLACKBERRIES:** It should go without saying that you cannot be fully engaged in your council while checking your email. Most Councils have breaks designed to allow members to check in and stay connected a few times during the day.

**ATTEND EVERY MEETING AND ATTEND ALL DAY:** Each Council member has been chosen for the value that their unique background and experience brings to the Council. Missing a Council meeting or part of a Council meeting reduces the value for every other member of your Council. Your empty seat could easily be filled by someone else who has value to bring to the table.

**RECRUIT THE BEST AND BRIGHTEST:** Council members often come into contact with new leaders in the industry, ULI members and non-ULI members, with exciting new products, ideas and best practices that will add greatly to the value of their Council. Bring these new leaders as guests to your Council, sponsor them for Council membership and work with your Council leadership to help them become future members of your Council.

**PARTICIPATE IN ULI AND ULI LEADERSHIP:** Council members are expected to be active participants in ULI's mission of providing leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. Your involvement in ULI provides excellent opportunities to network and to learn both within and beyond the boundaries of your industry segment:

- Attend and participate as speakers and panelists at ULI Spring Council Forums and Fall Meetings.
- Attend and participate as speakers and panelists at Council meetings.
- Serve as panelists at Project Analysis Sessions held at Spring Council Forums and Fall Meetings.
- Serve as panel members for Advisory Services assignments scheduled throughout the year.
- Contribute to ULI publications through the contribution of articles and papers.
- Contribute to the ULI Foundation.
- Participate as Committee/Subcommittee/Task Force members.
- Participate in research and education programs.
- Participate in District Council programs in each member's area.