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DIVERSITY ■ DISCUSSION ■ DEBATE



State of Downtown: Corner Offices to Condos

March 1, 2023



Tracy Hadden Loh, Ph.D.

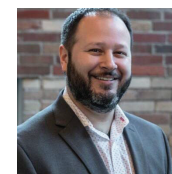
Fellow, Anne T. and Robert M. Bass Center for Transformative Placemaking, Brookings Metro, The Brookings Institution

LOHPLACES BROOKINGSINST

Tracy Hadden Loh, Ph.D., is a Fellow with the Anne T. and Robert M. Bass Center for Transformative Placemaking at Brookings Metro. Prior to joining Brookings, Loh was Senior Data Scientist at the Center for Real Estate & Urban Analysis at the George Washington University School of Business, and the Director of Research at the Rails-to-Trails Conservancy.

Loh's research focuses on commercial real estate and how place-level assets interact and affect the prospects and resilience of the people and enterprises that call a place home in urban, suburban, and rural settings. She is also the author of two chapters in the Bass Center For Transformative Placemaking's book, *Hyperlocal: Place Governance in a Fragmented World*.

Loh received Bachelor's Degrees in Urban Studies and Applied Math/Computer Science from Brown University and her Ph.D. in City and Regional Planning from University of North Carolina.



Sam Rosenthal

Principal, CEO, and Architect, Schooley Caldwell

SCA_ARCHITECTS

Sam Rosenthal has provided project management, architectural design, feasibility and planning studies, facilities assessments, document production, and construction administration on various projects since joining Schooley Caldwell. These projects have involved a diverse range of building types, including the historic 47-story LeVeque Tower, the new Michael B. Coleman Government Center for the City of Columbus, and work at the National Historic Landmark Ohio Statehouse. This has given him a rare breadth of experience that allows him to work as a knowledgeable and versatile member of any design team. Due to this experience, Rosenthal is able to provide a holistic and contextual approach to design.

Rosenthal earned both his Bachelor's Degree and Master's Degree in Architecture from The Ohio State University.



Philip Aftuck

Director, Investments, The Bernstein Companies

Philip Aftuck's primary responsibility at The Bernstein Companies is to oversee the acquisition and development of office to market-rate multifamily conversion

opportunities. He has created and implemented the firm's state tax credit platform, which under his leadership has sourced, underwritten, and monetized over \$350 million in national tax credit equity for developments. As the tax credit platform flourished, he successfully integrated it with the firm's real-estate pedigree and in 2016, acquired Metro II, a 330,000 square-foot, historic, office building in Hyattsville, Maryland. Under his leadership, Metro II was successfully converted into The Highline, a 338-unit apartment building which is now fully stabilized.

Aftuck continues to grow the firm's adaptive reuse portfolio which now includes over 1,700 existing or under-development apartments equating to approximately 1.8 million square feet spanning from the Mid-Atlantic to the Midwest. In addition to adaptive reuse opportunities, Phil plays an active role within the firm's capital markets strategy and outside investor fundraising efforts.

Aftuck attended The George Washington University.



Marc Conte

Executive Director, Capital Crossroads and Discovery Special Improvement Districts

Marc Conte, who has been with the SIDs since 2008, was named Executive Director on November 1, 2021. He oversees a combined budget of \$3 million and

manages a staff of five as well as the ambassador and outreach operations that include another 26 positions.

Prior to his role as Executive Director, he served as the Deputy Director of Research, Planning, and Facilities. He tracked and analyzed Downtown development and the impact of revitalization projects. His research is featured in the SID's State of Downtown report. He also managed capital improvement projects in the Downtown right-of-way and oversees IT and Human Resources.

Conte earned his Bachelor's Degree in Critical Cultural Studies and a Master's Degree in Public Administration from The Ohio State University.

Today's Attendees

B CMC Board Member **LM** Lifetime Member
NM New Member **LS** Livestream Supporter



Audio assist headphones are available the AV table at the side of the room.

MEMBERS

Brandi Al-Issa
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Adam Fazio
Daniel Ferdelman
Warren Fishman **LM**
Tim Fuller
Deb Hackathorn **B LM**
Cheryl Hacker

Rachel Heine
Chris Hermann
Jeffrey Hutson
Joseph Jenkins
Niel Jurist **B**
Thomas Kahler
Laurie Kamerer
Rebecca Kemper
Kathy Kindell
William Lane
Eric Lloyd
Robert Long
Bob Loversidge
Bruce Luecke
Carol Luper
Alison Marker
Lee Martin **LM**
Sandeep Marwah **NM**
Elizabeth McClain
Samuel McClain
Bruce McComb
Anthony McIntosh **B**
Montra Moody
Joan Marie Moore
Elizabeth Orosz
Amanda Page
Thomas Palmer
Wren Peters

Austin Poe
Rich Pontius
Cleve Ricksecker
Abbie Ridpath
Jonathan Riles
Elizabeth Rioch
Calloway Robertson III
Amelia Robinson **B**
Rachel Rumble - Comerford
Paula Ryan
Diana Salmeron
Nikhita Samala
Jane Scott
Jarrod Setliff
Hedi Sharifzadeh
Bob Shelly
Bruce Smith **LM**
Larry Smith
Tyler Steele
Jake Suer **NM**
Joey Thomas
Tucker Tucker
Brian Urbanski **LM**
Jody Urbanski **LM**
William "Bill" Wahoff
Joey Wallace
Jacob Ware

Jim Weiler **LM**
Robert Weiler **LM**
Susan West **NM**
David Williams
Anthony Wilson
Ashleigh Woods
Timmy Wotring
Mindy Wright **LM**
Judith Zimomra

GUESTS

Philip Aftuck
Kalpa Baghasingh
Carl Brown
Dax Clapsaddle
Josiah Clark
Tyler Clark
Madison Cole
Lisa Defendiefer
Mike Doss
Jason Gay
Jill Grube
Tracy Hadden Loh
Capria Hall
Joe Henderson
Carla Hill
Sherrie Howard
Megan Hurley
Max Juszczec

Sarah Lilly
Jackie Loversidge
Matt Ludwig
James Mangas
Laurie Marquart
Chris Matousek
Kyle May
Rob McCarthy
Bonnie Meibers
Gina Molinari
Patrick Morse
Katelyn Riffel
Jake Roby
Maria Rosenthal **LS**
Sam Rosenthal
Josh Roth
Tim Schacht
Kim Sharp
Melissa Speert
Jason Sudy
Mark Swanson **LS**
Nick Wade
Evan Weese
Maryn Weimer
Nikki Wildman

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Upcoming Forums

Unless otherwise noted, all forums are 11:30 AM - 1:00 PM.
For Ticket info, visit columbusmetroclub.org or call 614.464.3220

WEDNESDAY, MARCH 8, 2023 Black Women Entrepreneurs Building Success at Zora's House

Featuring **LC Johnson**, Founder & CEO, Zora's House Founder & CEO, **Danielle Sydnor**, CEO, Rise Together, and host **Alison Marker**, President and CEO, Marker Construction.

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WEDNESDAY, MARCH 15, 2023 Laying Track for Amtrak's Expansion

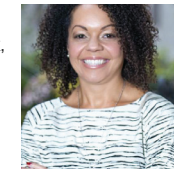
Featuring **William Murdock**, Executive Director, Mid-Ohio Regional Planning Commission, and **Erin Rosiello**, Vice Chair, All Aboard Ohio, with host **Elizabeth Blount McCormick**, President and Owner, Uniglobe Travel Designers.

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FRIDAY, MARCH 24, 2023 Save the Date

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Share Your Thoughts!
Scan this QR code to take a one-minute survey about your CMC experience.

WEDNESDAY, MARCH 29, 2023 Half-Million Latinos' Growing Impact in Ohio

Featuring **Lourdes Barroso de Padilla**, Columbus City Councilmember, and **Roland Medrano**, Managing Director, Regal International LLC, Chief Executive Officer, La Mega Media, Inc., Board Chair, Hispanic Chamber of Columbus, with host **Jackie Orozco**, Co-Anchor, Good Day Columbus, WSYX ABC6 News & FOX 28.

Sponsored by: **United Way of Central Ohio and Belle Harbour Management of Ohio**

With support from: **Grange Insurance Audubon Center**

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WEDNESDAY, APRIL 5, 2023 In the Heart of It All: Former Ohio Governor Richard F. Celeste

Featuring **Richard F. Celeste**, Former Ohio Governor, and host **Jo Ingles**, Reporter/Producer, Statehouse News.

Sponsored by: **Event Marketing Strategies**

With support from: **Grange Insurance Audubon Center**

Livestream sponsored by: **The Center for HumanKindness at The Columbus Foundation**

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FRIDAY, APRIL 14, 2023 Can Ohio Weather Climate Change?

Featuring **Aaron B. Wilson, Ph.D.**, Principal Investigator at the Byrd Polar and Climate Research Center, The Ohio State University, and State Climatologist of Ohio, and **Luke Messinger**, Executive Director, The Dawes Arboretum, with host **Marshall McPeck**, Chief Meteorologist, WSYX ABC6.

With support from: **Grange Insurance Audubon Center**

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More Ways to Catch CMC Forums

WCBE 90.5 Radio airs CMC Forums on Saturdays at 7:00 AM. CMC Forums are available on the WCBE Podcast Experience website.

Forum podcasts can also be heard on the CMC website or via your favorite podcast app.

WOSU Public Media, CMC's broadcast partner, televises CMC Forums on the WOSU Ohio digital channel and over-the-air on channel 34.2. The most recent Forums air on Mondays at 9:00 PM, Tuesdays at 5:00 AM, and Thursdays at noon.

CTV, Columbus Television, airs CMC Forums on Spectrum Channel 1024, WOW Channel 3, and AT&T Channel 99. You can also watch CTV over the air on WCIZ Channel 22.4.

Forums can also be seen on the CMC website at columbusmetroclub.org/archive/ and on CMC's YouTube channel.

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