

## ULI MN Community Development Council

May 5<sup>th</sup>, 2016  
12:30pm – 5:00pm  
The Flats at West End  
5310 16th Street West  
St. Louis Park, MN 55416  
Community Room (2nd Floor)

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**Co-chair:** Scott Hickok, City of Fridley  
**Co-chair:** Kevin Ringwald, City of Chaska

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**12:30pm**      *Lunch and networking*

**12:45 pm**      *Welcome and introductions*

Presentations

**1:00pm**      **Case Study: The Shops at West End**

Patrick Mascia, Shareholder, Briggs & Morgan P.A.

Pat Mascia is a member in the firm's Financial Institutions and Real Estate Section and has nearly 25 years of experience as a commercial real estate lawyer, investor, asset manager, finance and dispositions professional and developer. His principal areas of practice are; commercial real estate development and leasing, commercial real estate acquisitions, finance and dispositions, zoning and land use law, structured and project finance, and commercial and corporate finance. Pat rejoined Briggs, where he started his career as an associate, after working in commercial real estate and development for 17 years. Most recently, he worked for Duke Realty Corporation where he was Senior Vice President-Minneapolis/St. Paul Operations. There, he was responsible for the management, operations and profitability of Duke Realty's Minnesota operations, including all land acquisition, leasing, property management, asset management, construction and development. During his 10 years at Duke, Pat and his team redeveloped a blighted 32-acre land parcel known as "The West End," consisting today of The Shops at West End, the Flats at West End apartments and the future Towers at West End.

Meg McMonigal, AICP, Principal Planner, City of St. Louis Park

Meg McMonigal has 29 years of professional planning experience with St. Louis Park, Brooklyn Park, Northfield, Apple Valley, and several communities as a planning consultant. Meg has a Master Degree in Urban and Regional Planning from the University of Wisconsin.

**2:15pm**      **Tour: The Shops at West End**

**3:00pm**      **Lightning Round: Dealing with Difficult People**

**Moderator**

Barbara Dacy, Executive Director, Washington County HRA

Barbara Dacy oversees all aspects of the Authority's programs and services including, but not limited to, the ongoing management of the Authority's low and moderate income housing portfolio (1,100 units), the development and financing of new affordable senior and family housing (either privately owned or owned by the Authority), and administration of several rental assistance and home owner assistance programs (total agency budget is \$19 million). Ms. Dacy is also responsible for working with the Authority Board of Commissioners to establish short term and long term goals and priorities for the Authority in order to accomplish its mission. Ms. Dacy has thirty five years of experience in community planning, housing development finance, redevelopment planning and implementation, and economic development.

**Politician/Council**

Grant Fernelius, Community Development Director, City of Coon Rapids

Grants Fernelius has served as the community development director for the City of Coon Rapids since February 2015. He previously held the same position with the City of New Brighton for 10 years. He has also worked for the cities of Fridley and Columbia Heights doing housing and community development work. Grant holds a B.S. degree in housing and community development from the University of Minnesota-Twin Cities and a M.A. degree in public administration from Hamline University. He resides in Maple Grove with Nancy (wife), Ellie (daughter, 11) and a loyal, but mischievous yellow lab named Gus.

**Resident**

Julie Wischnack AICP, Community Development Director, City of Minnetonka

Ms. Wischnack has nearly 20 years of experience in city planning, transportation planning and economic development. Ms. Wischnack is currently the Community Development Director for the city of Minnetonka, MN, a large, second ring suburb on the west side of Minneapolis. She manages the areas of environmental health, housing, economic development, building, planning and zoning for the city. She has also been the city planner for other cities (Minnetrista and Hutchinson) in the region that has helped her become a problem solver, with a particular specialty in consensus building. Ms. Wischnack currently sits on the board of the Minnesota Community Capital Fund, the I-494 Commission and the Sensible Land Use Coalition. She is a member of the American Institute of Certified Planners and also participates in the state's APA and ULI chapter activities. Ms. Wischnack graduated from Gustavus Adolphus College with a bachelor's degree in geography and earned her Master's Degree in urban and regional studies at Minnesota State University at Mankato.

**Employee**

Gordon Hughes, former City Administrator, City of Edina

Gordon Hughes retired as Edina City Manager in July of 2010 culminating a 36 year career with the City of Edina. During that time, Gordon served as Planning Director for nine years, Assistant City Manager for 13 years and City Manager for 12 years. He also served as executive director of the Edina HRA while performing the duties of Planning Director, Assistant City Manager and City Manager. Prior to serving as Planning Director, Gordon served as Edina's first environmental planner. Notable projects undertaken during his time as Planning Director and City Manager include the multi-stage redevelopment of 50th and France, the Edinborough mixed use project, Centennial Lakes and the Grandview Area of Edina. Gordon also oversaw the construction of the new Edina City Hall, Edina Fire Station, and the acquisition and renovation of a new Public Works facility. Gordon presently serves as the manager of ULI Minnesota's Advisory Services program including Navigating the New Normal and Navigating Your Competitive Future workshops as well as Technical Assistance Panels.

**4:00pm**

*Cocktail Hour*

**5:00pm**

*Adjourn*