



2019 HEREL ANNUAL CONFERENCE

University of California, Los Angeles
October 17 and 18, 2019

CONFERENCE SCHEDULE

Wednesday, October 16, 2019

6:00 p.m. *Optional No-Host Cocktails – Plateia Lounge*

Thursday, October 17, 2019

8:00-9:00 a.m. *Breakfast – Plateia*
Arrival and Registration – Conference Room

9:00 a.m. *Conference Welcome – Conference Room*
Scott Abrams and Liana Epperson, University of California
Peter Angelis, Assistant Vice Chancellor, UCLA Housing & Hospitality Services

9:30 a.m. *Session 1 – Hurricanes, Floods and Fires – Key Lessons*
University Real Estate and Construction Attorneys Need to Know
to Plan for and Respond to Natural Disasters

Moderator:

Heidi Klosterman, Assistant Vice Chancellor & Associate General Counsel, Washington University

Presenters:

James Caesar, Emergency Manager, Emergency Management and Mission Continuity, University of California, Santa Barbara
Jeffrey N. Jensen, Senior Associate General Counsel, UNC Charlotte

In the context of real-life scenarios, the presentation will discuss and share model programs and legal instruments, including federal and state agency programs, insurance, service contracts and other best practices to aid and address the impacts of natural disasters.

10:45 a.m. *Break*

11:00 a.m.

Session 2 – Creative Real Estate Development Strategies

Presenters:

Andrew (Avi) J. Lauer, General Counsel, Yeshiva University

Michael Friedman, Partner, Chapman and Cutler LLP

The presentation will cover creative finance strategies such as Collateralized Mortgage Backed Securities to obtain low-interest debt and co-marketing agreements in which fully privatized student housing functions as part of the institution's portfolio.

12:30 p.m.

Lunch

Buffet Lunch at Plateia

1:30 p.m.

Session 3 – Opportunity Zones – Fools Gold or the Road to Emerald City

Presenter:

Lisa Woods, Managing Director, KPMG (US)

Daniel Feitelberg, Higher Education Advisory Lead, KPMG (US)

The presentation will cover what Opportunity Zones are and how can institutions of higher education benefit from them. Under the Opportunity Zone program individuals and other entities can delay paying federal income tax on capital gains until as late as Dec. 31, 2026. Those gains, however, must be invested in Qualified Opportunity Funds that invest 90% of their assets in businesses or tangible property located in a Qualified Opportunity Zone. These individuals can be donors that normally donate their capital gains to your institutions of higher education. Many universities and colleges sit in or adjacent to opportunity zones. Matching donor equity with University building needs/desires in order to provide cheaper equity sources to build within an Opportunity Zone and drive development returns for the University and its donors will be explored over the course of the program.

2:45 p.m.

Break

3:00 p.m.

Session 4 – Using your Campus Assets for the Entertainment Industry

Presenters:

Ina Bryant, Senior Campus Counsel, UCLA

Bill Sweeney, UCLA Events

Chansoth Hill, UCLA Events

The presentation will cover the issues counsel should address when considering allowing a film crew or other entertainment industry people to come onto the campus to record video and sound for purposes of TV shows, movies, or documentaries.

4:15 p.m.

Break

- 4:30 p.m. ***Guided Walking Tour of UCLA Campus***
- 5:30 p.m. **Reception**
Fowler Museum – Elizabeth and W. Thomas Davis Courtyard
- 6:15-8:30 p.m. ***Seated Dinner***
Fowler Museum – Elizabeth and W. Thomas Davis Courtyard

Friday, October 18, 2019

- 8:00-9:00 a.m. ***Breakfast – Plateia***
- 8:30 a.m. ***HEREL Business Meeting – Conference Room***
- 9:00 a.m. ***Session 5 – Risk Doctors – Applying Hard-Earned Lessons from Lawyers for Better Construction Project Outcomes***

Presenters:

Mary Feeney, Bowditch & Dewey, Worcester, MA

Penny Pittman Cobey, Baker & Hostetler, L.A.

David Travers, Bowditch & Dewey, Boston, MA

The presentation is a panel of seasoned practitioners who will provide insights and practical advice on key risk allocation and management best practices in both the contract terms and advising our clients from an owner’s perspective from the beginning of the process. This presentation, as an interactive discussion, is not intended to be a general overview of a topic but rather is intended to provide experienced advice including sample contract terms, forms, written materials, and cautionary tales.

- 10:15 a.m. ***Break***
- 10:30 a.m. ***Session 6 – The University and Urban Revival: A Look Back at the USC Village***

Presenter:

Laurie Stone, Associate Senior Vice President, Real Estate and Asset Management, University of Southern California

Brian C. League, Executive Director of Land Use and Planning, University of Southern California Department of Real Estate and Asset Management

Brian Wilson, Executive Director, Real Estate Development and Leasing, University of Southern California

Similar to many urban universities, USC is located in the urban core and found itself in a community struggling with the effects of poverty, crime and a lack of investment. The USC Village project is the biggest mixed use development in the history of South Los Angeles and has had a transformative impact on the campus and the surrounding community. The project provides high quality housing for 2,500 students and provides much-needed retail

services to a community that has been described as a “food desert”. This session will describe the university’s master planning process, regulatory approvals, tenant selection and leasing for the 1.25 million square feet USC Village, part of a larger 5.4 million square foot entitlement.

11:45 a.m.

Closing

12:00 p.m.

Box Lunch

1:00-5:00 p.m.

Optional Tour – USC Village Development

Round-trip transportation included in Conference Fee