



# THE In<sup>+</sup>tersection 2023

QUALITY  
DEVELOPMENT  
CONFERENCE



## collaborate & compete

INNOVATIVE PARTNERSHIPS  
AND COMPETITIVE HOUSING

AUGUST 10, 2023 • 7:30 AM – 12:00 PM

CITY SPRINGS STUDIO THEATRE • SANDY SPRINGS, GA



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### Today's Program is Approved for:

- **3 CE Hours** by Georgia Real Estate Commission
- **3.5 AICP CM Credit Hours** by APA GA
- **3.5 PDH Engineering Credits**

Be sure to sign in to receive  
your credit hours!



# Program

	7:30 AM	<b>Breakfast &amp; Networking</b>
	8:00 AM	<b>Welcome Remarks</b>
welcome		Michael Paris, President & CEO, Council for Quality Growth Mayor Rusty Paul, City of Sandy Springs Rob Ross, Chairman, Council for Quality Growth Doug Hooker, CEO, Atlanta Connector Park
	8:10 AM	<b>KEYNOTE: "Expanding Your Community's Fiscal Health Toolkit"</b> Jonathan Tower, Founder & Managing Partner, Arctaris Impact Investors
	<b>PART I</b>	<b>Innovative Public-Private Partnerships</b>
collaborate	8:30 AM	<b>P3 Case Study #1: A New Model for Municipal Funding</b> Greg Voetsch, Partner, I-3 Partners
	8:45 AM	<b>P3 Case Study #2: The Curiosity Lab</b> Brian Johnson, City Manager, City of Peachtree Corners Tiana McNeil, IoT Program & Business Development, T-Mobile
	9:00 AM	<b>P3 Case Study #3: The Gulch Redevelopment</b> Dr. Eloisa Klementich, President & CEO, Invest Atlanta Brian McGowan, President, Centennial Yards
	9:15 AM	<b>Break and Speaker Meet &amp; Greet</b>
	<b>PART II:</b>	<b>Rethinking Housing as a Competitive Edge</b>
compete	9:35 AM	<b>KEYNOTE: "An Objective Approach to Housing"</b> Tony Perez, Senior Associate, Opticos Design
	10:00 AM	<b>Housing Data: What Does it Tell Us?</b> Mike Carnathan, Manager of Research & Analytics, Atlanta Regional Commission
	10:15 AM	<b>"The Largest Single Investment in Affordable Housing in Atlanta's History"</b> Matt Bedsole, Director, Housing Innovation Lab, City of Atlanta
	10:25 AM	<b>PANEL: Affordable Housing Funds at Work in Atlanta</b> Matt Bedsole, Director, Housing Innovation Lab, City of Atlanta Sarah Kirsch, Managing Director, Housing Funds, Community Foundation for Greater Atlanta Dr. Eloisa Klementich, President & CEO, Invest Atlanta
	10:50 AM	<b>PANEL: Rethinking Funding</b> <b>Moderator:</b> Alan Ferguson, President & CEO, Atlanta Habitat for Humanity Sharon Guest, Owner/Manager, Radiant Development Partners Ashani O'Mard, Senior VP, Strategic Housing Investments, Atlanta Neighborhood Development Partnership Richard Taylor, Managing Partner, ARRC Capital Partners
	11:25 AM	<b>PANEL: Rethinking the Built Environment</b> <b>Moderator:</b> Shaun Adams, Commercial Real Estate Counsel, Parker Poe Lejla Prljaca, Executive Director, Gwinnett Housing Corporation Marjy Stagmeier, Founder, TriStar Real Estate Investment Booker Washington, Founder & CEO, South Park Cottages & Techie Homes, Inc. Mayor Vince Williams, City of Union City
	12:00 PM	<b>Concluding Remarks</b> Doug Hooker, CEO, Atlanta Connector Park

# The INTERSECTION

## 2023

*Metro Atlanta has reached a critical point. With a lot to offer and the investment to show for it, our region still faces its challenges. How can we work together to keep our metro a competitive one and not fall behind the curve? Are there new ways to collaborate towards higher quality development? Is housing becoming more of a competitive advantage than businesses and workplaces? Can our region's housing inventory keep up with the talent new businesses attract? How can we align public and private interests to make sure it can?*

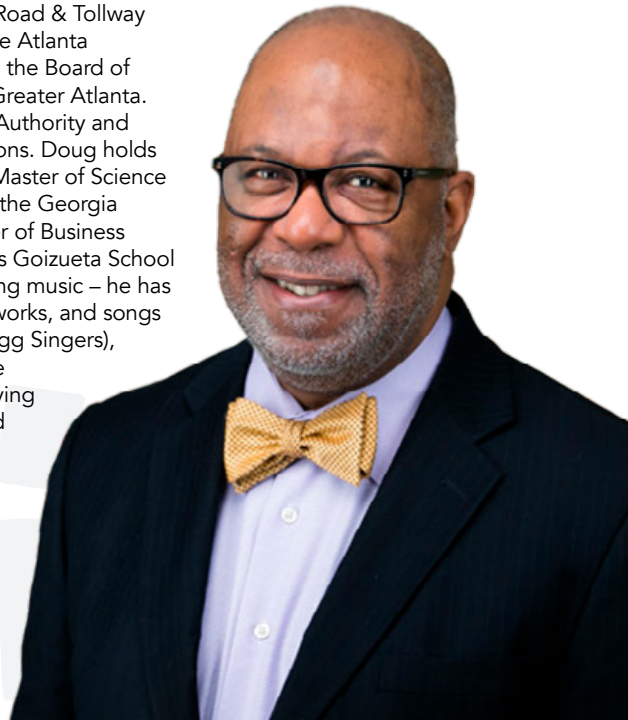
**#TheINTERSECTION will answer all these and more.**

### MASTER OF CEREMONIES

#### DOUG HOOKER

*CEO, Atlanta Connector Park  
Former Executive Director, ARC*

Doug Hooker is a Senior Fellow and Professor of Practice at the Urban Studies Institute, teaching Practices in Urban and Regional Governance. He is the former Executive Director of the Atlanta Regional Commission (ARC) and has worked for public and private sector organizations, including: Georgia Power Co., BioLab Inc., the City of Atlanta's Department of Public Works, HDR, the State Road & Tollway Authority, and Atkins Global. He now leads the Atlanta Connector Park Project in Midtown and chairs the Board of Directors for the Community Foundation for Greater Atlanta. He sits on the boards of the Atlanta Housing Authority and several other nonprofit and private organizations. Doug holds a Bachelor of Mechanical Engineering and a Master of Science in Technology & Science Policy degrees from the Georgia Institute of Technology; he also holds a Master of Business Administration degree from Emory University's Goizueta School of Business. Doug's hobbies include composing music – he has composed several symphonic pieces, choral works, and songs — singing in a community choir (The Trey Clegg Singers), playing occasionally in a community band (the Metropolitan Atlanta Community Band), studying the oboe, traveling with his wife, traveling and spending time with his grandchildren, and reading.



## WELCOME

### MICHAEL PARIS



*President & CEO  
Council for Quality Growth*

Michael Paris, a Cobb County native, took the Council's helm in late 2003 and has worked to expand the Council and to spread its mission of promoting balanced and responsible growth throughout the metro region and the state. With a degree in real estate from Georgia State University, Michael has more than 45 years of experience in real estate development, brokerage, land-use planning, and association management. His affiliations include the Board of Directors for, the Cobb Chamber of Commerce, the Gwinnett Chamber of Commerce, and the Georgia Chamber of Commerce. He is a member of the National Association of Industrial and Office Properties, the Urban Land Institute, an Association Member of the Board of the Atlanta Commercial Board of Realtors, and a graduate of both Leadership Cobb and Regional Leadership Institute.

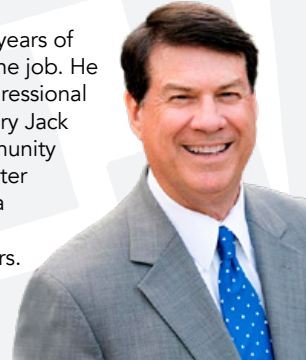


### RUSTY PAUL



*Mayor  
City of Sandy Springs*

Elected mayor in November 2013, Russell K. (Rusty) Paul brings more than 40 years of federal, state and local public policy and public administration experience to the job. He was confirmed unanimously by the U.S. Senate as Assistant Secretary for Congressional and Intergovernmental Relations in the first Bush Administration under Secretary Jack Kemp. Secretary Kemp also appointed him acting Assistant Secretary of Community Planning and Development and tapped him to oversee the department's disaster response to Hurricane Hugo and the 1989 San Francisco earthquake. Rusty is a former Georgia State Senator and served on the Stone Mountain City Council and served three terms on the Georgia Municipal Association board of directors. He is a past chairman of the Sandy Springs/Perimeter Center Chamber of Commerce and a member of Sandy Springs Rotary.



### ROB ROSS



*Chairman, Council for Quality Growth  
Senior Vice President, Kimley-Horn*

Rob Ross, P.E. has 27 years of experience blending transportation projects with land use interests at Kimley-Horn. He is well versed in resolving real estate concerns with mobility infrastructure, and he has performed these services on some of the most high-profile projects in Atlanta over the past decade. Rob has a wide range of experience, ranging in master planning through design on all types of projects, including healthcare, mixed-use, special events and stadiums, corporate headquarters, industrial, residential, and transit oriented developments.

Rob was named the 2019 Engineer of the Year in Private Practice by the Georgia Society of Professional Engineers, and holds professional engineer certification in Georgia and Alabama. He serves as chairman for the Council for Quality Growth and is a member of the Urban Land Institute, Georgia Conservancy, and Institute of Transportation Engineers. Rob holds a both a Master of Science and a Bachelor of Science in civil engineering from the Georgia Institute of Technology.



## KEYNOTE

# “Expanding Your Community’s Fiscal Health Toolkit”



JONATHAN TOWER



*Founder/Managing Partner  
Arctaris Impact Investors*

Jonathan is the Founder and Managing Partner of Arctaris Impact Investors. He oversees and actively manages the full Arctaris family of funds along with his team, including the OZ 2022 fund and the six predecessor Arctaris impact investment funds. Mr. Tower invests in growth-oriented businesses in the manufacturing, technology, and services industries with heavy emphasis on underserved and underrepresented banking markets. Mr. Tower has 20+ years of industry experience, investing in private equity and private debt, including three interim Chief Executive Officer roles in private equity-backed companies. Prior to co-founding Arctaris in 2009, Mr. Tower was a Managing Director, Operating Partner and member of the Investment Committee at Dutchess Capital, LLC. He held responsibilities both in private equity deal execution and maximizing value in portfolio companies, working with management teams to develop growth or turnaround strategies. Mr. Tower received an M.B.A. from Harvard Business School in 2002 and B.A. in English and Mathematics from Georgetown University in 1996.

**PART I  
INNOVATIVE  
PUBLIC-PRIVATE  
COLLABORATIONS**

**PART II  
RETHINKING  
HOUSING AS A  
COMPETITIVE EDGE**

# collaborate & compete

INNOVATIVE PARTNERSHIPS  
AND COMPETITIVE HOUSING

## PART I | collaborate

*In our region, partnerships turn the wheel of economic development, specifically, collaborative partnerships between public entities and private investors. We'll discuss innovative approaches to these partnerships and why collaboration is a key part of metro Atlanta's promising economic future.*



### Greg Voetsch

Partner  
I-3 Partners

Greg Voetsch is an accomplished leader and Senior Executive with over 34 years of Professional experience. He has held high profile positions with many of the financial industries' most prominent global organizations. In 2021 Mr. Voetsch became a Co-Founder and Partner of I-3 Partners. I-3 Partners is a purpose-built company that addresses the Essential Infrastructure needs of their clients. I-3 specializes in dealing with Municipalities, Schools(K-12), Universities and Hospitals. I-3 Partners is a purpose-driven organization, designed to provide best-in-class solutions to the infrastructure problems prevalent throughout the United States. We do so by giving our project clients the best possible advice and project execution, and by allowing our investing clients to put their capital to work in projects with social, environmental, and economic rewards.



## case study

# 2



## Brian Johnson

*City Manager  
City of Peachtree Corners*



Brian L. Johnson is the City Manager of Peachtree Corners, Georgia. As the Chief Executive Officer of this 10-year old city, he oversees one of the most extensive applications of using public-private partnerships to deliver government services that exists in the country.

Brian is also the founding creator of Curiosity Lab, a city owned and operated 3-mile autonomous vehicle test track and 500-acre 5G-enabled living laboratory ecosystem designed specifically as a proving ground for IoT, mobility, and smart city emerging technologies.

Mr. Johnson is a Distinguished Military Honor Graduate from the University of Georgia with a Bachelor of Arts degree in Political Science and a Master of Public Administration. He is a graduate of Harvard University's Program for Senior Executives in State and Local Government as well as the Leadership Savannah, Leadership Gwinnett, and Leadership Georgia programs. He is a Georgia Trend 40 Under 40 "Best & Brightest" honoree, two-time recipient of the Bronze Star Medal for Valor, and one of only 1,379 local government management professionals worldwide to have earned the prestigious Credentialed Manager designation from the International City/County Management Association.

## Tiana McNeil

*IoT Lab Program & Business Development  
T-Mobile*

Tiana joined T-Mobile in August of 2019 as a Program and Business Development Manager focused on Curiosity Lab in Peachtree Corners. Her daily roles involve program management and development of our partners and products, network testing and validation, strategic meetings, and support of early stage start-ups.

Prior to joining the team Tiana was at Sierra Wireless where she managed a product portfolio that managed IOT Services Globally. Tiana has a long history in wireless and specifically in IoT and Emerging Solutions. Tiana has held various strategic positions in Product Development, Market Research, Smart City Alliance Programs, and Business Development for Carriers and Channel Ecosystems.

Tiana also leads a group of 25 young women through National Charity league, giving back to local communities and non-profit organization as well as mentoring and leadership skills.



**T Mobile**



## Dr. Eloisa Klementich

*President & CEO  
Invest Atlanta*

As President and CEO of Invest Atlanta, Dr. Eloisa Klementich leads a nationally recognized economic development agency accredited by the International Economic Development Council and has shaped the Invest Atlanta organization around equity to ensure all Invest Atlanta programs focus on this fundamental outcome. Before coming to Invest Atlanta, Eloisa served as special assistant for economic development at the U.S. Economic Development Administration in the Office of the Secretary. She served as California's assistant deputy secretary for economic development and commerce and has held various roles with city governments, including a consultant for Mexico's President Vicente Fox. Eloisa holds a bachelor's degree from Pitzer College, a master's degrees in urban planning and Latin American affairs from the University of California, Los Angeles, and an MBA from el Instituto Tecnológico de Monterrey. She received her doctorate degree in public administration from the University of LaVerne and is currently an adjunct professor of business administration at the University of Maryland. She serves as a board member for the International Economic Development Council, the Women's Entrepreneurship Initiative, Atlanta Technical College, the Westside Future Fund, and Atlanta Emerging Markets, Inc.



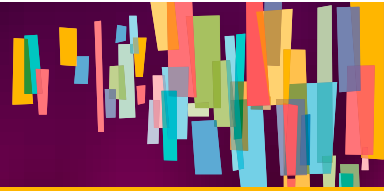
## Brian McGowan

*President  
Centennial Yards*

Brian P. McGowan is the President of Centennial Yards - a CIM Group Company - building the most exciting sports, entertainment and business district in the country - in the heart of Atlanta, Georgia. Brian has over 20 years of economic development experience working at all levels of government. He was appointed by President Obama as U.S. Deputy Assistant Secretary of Commerce and also served as Economic Solutions Team lead in the National Incident Command set up by the President to respond to the BP Oil Spill. In Atlanta, he served as CEO of Invest Atlanta and CEO of the Atlanta Beltline. Brian was also the Executive Vice President/COO of the Metro Atlanta Chamber and Principal with the global law firm Dentons. Most recently he was the founding CEO of Greater Seattle Partners which promoted and grew one of the most economically influential regions in the world. Brian is a board member for the Atlanta Visitors and Convention Bureau, Central Atlanta Progress and the Fulton County Sheriff's Foundation. He is also the immediate past Chair of the Board for the Center for Civic Innovation in Atlanta and is a Non-resident Fellow at the Brookings Institute.



# ONE **great** REGION



## ARC State of the Region 2023

Join us on **Friday, October 27** for the Atlanta Regional Commission's 2023 State of the Region event. Join regional leaders as we work to unlock a world of boundless opportunities, united in our mission to shape **One Great Region** together.



Tickets and tables are now available.  
Register ASAP!

# Registration Is Now Open!



**ATL AIRPORT**  
COMMUNITY IMPROVEMENT DISTRICTS  
Growing Together. Raising Value.

VISIT [WWW.AACIDS.COM](http://WWW.AACIDS.COM)

## WE ARE CELEBRATING!! AUTONOMOUS TRANSIT NETWORK

ATL Airport Community Improvement Districts are pleased to continue with mobility solution projects around the world's busiest airport.

Find out more about our  
Personal Rapid Transit Project.



# Committed to Powering Georgia

This August, Georgia Power is celebrating Energy Generation Appreciation Month and saluting our teams in generating plants who keep Georgia on 24/7/365.

Visit our website to learn more about our commitment to providing clean, safe, reliable, and affordable energy.

[georgiapower.com/CommittedToGeorgia](http://georgiapower.com/CommittedToGeorgia)



# LILBURN

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COMMUNITY IMPROVEMENT DISTRICT



[lilburncid.com](http://lilburncid.com)



The Quality Growth Institute is your solution to keeping up with the rapidly changing technologies in the growth and development sector. Our programs are designed to provide continuing education opportunities, many of which are accredited by one or more professional organizations. If you are in architecture, engineering, construction, real estate, or in legal practice, the Quality Growth Institute has learning opportunities for you.



**MISSION** To offer superior, relevant, and up-to-date education programs, courses, and services, focusing on solutions, trends, and best practices that can be implemented in order to foster sustainable growth and development in the metropolitan Atlanta region.

**VISION** To live and work in a metropolitan Atlanta region where all actors - private sector, public sector, and the general public - are informed on developmental issues and events and have opportunities to communicate and cooperate with each other in order to foster effective and sustainable development and growth.

### AREAS OF FOCUS

- Professional/Continuing Education
- Programming that Facilitates Communication & Cooperation
- Community Information & Advisory Services
- Public Sector Advisory Services
- Educational & Scientific Research
- Strategic Planning Services
- Community Education & Outreach

The Quality Growth Institute (QGI) is an established 501(c)(3) nonprofit organization in the state of Georgia. All contributions to the Quality Growth Institute, Inc. are tax-deductible.

[www.councilforqualitygrowth.org/QGI](http://www.councilforqualitygrowth.org/QGI)

### THE COUNCIL FOR QUALITY GROWTH

The Council for Quality Growth is a trade organization that works to ensure continued growth and economic success for generations to come by providing advocacy, information and education to its members. Committed to the mission of promoting balanced and responsible growth, the Council is proactively involved in the formulation of policy and legislation critical to the growth and development industry. The Council addresses, head-on, strategic economic planning, infrastructure needs and tough quality-of-life issues throughout the metro Atlanta region and state.



### CONNECT WITH US



Council for Quality Growth



 @qualitygrowth

 @councilforqualitygrowth

# STATE OF THE BELTLINE

# 2023

SAVE THE DATE:  
**October 24**

**COUNCIL for QUALITY GROWTH**

**Atlanta BeltLine®**

Atlanta BeltLine Partnership

THE ARTHUR M. BLANK FAMILY FOUNDATION

**Chick-fil-A**

**DELTA**

**Georgia Power**

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**ups**

**COUNCIL for QUALITY GROWTH**

**FOUR PILLAR**

QUALITY | RESPONSIBILITY | VISION | INTEGRITY

PRESENT

The Council for Quality Growth's

**2023 FOUR PILLAR TRIBUTE**

HONORING

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LEADING WITH PURPOSE

**OCTOBER 12, 2023 | 6:00 PM**

GEORGIA WORLD CONGRESS CENTER

**FOURPILLARTRIBUTE.COM**



# PART II | compete

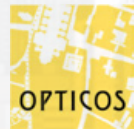
*By rethinking housing, we're rethinking our inventory mix of housing, funding mechanisms to build it, and creative places to put it, all while making sure the housing product is within economic reach of its community. We'll explore the struggles with creating housing that is affordable and what solutions can keep our region a top competitor for new investment.*

## KEYNOTE

### “An Objective Approach to Housing”

#### TONY PEREZ

*Senior Associate  
Opticos Design*



Tony leads Opticos' Zoning Reform Team to focus on a variety of zoning work: Zoning audits, Missing Middle Housing Scans, Objective Standards Preparation, Form-based Code preparation, and citywide Zoning Ordinance Updates. With 34 years of experience, including 12 as a public sector planner, Tony has spent the last 22 years helping communities improve their zoning codes with a focus on writing Form-Based Codes. An expert in translating policy direction into clear and implementable development standards, Tony works to enable the community's vision by identifying and addressing barriers and writing responsive standards. A leader in advancing the implementation of

Missing Middle Housing as well as the practice of Form-Based Codes, Tony is an energetic educator and enjoys working with public sector planners across the United States. Tony is from the California Delta town of Isleton and lives with his family in Southern California.

### Housing Data: What Does it Tell Us?

#### MIKE CARNATHAN

*Manager, Research & Analytics  
Atlanta Regional Commission*

Mike Carnathan is the Manager of the Research & Analytics Department at the Atlanta Regional Commission and is one of the founders of Neighborhood Nexus, which is a community intelligence system for the Atlanta region, providing data, tools and expertise as a catalyst to create opportunity for all of the region's citizens. Mike oversees the compilation of thousands of variables and indicators that tell the data story about the Atlanta region. One of Mike's chief challenges is to help community groups tell their story better through a data-driven approach. Mike has worked with numerous community groups, including the Annie E Casey Foundation, Families First, United Way, The Community Foundation for Greater Atlanta, along with a host of statewide and local education agencies and other community groups to help them better understand the neighborhoods in which they work. In addition to being a data geek, Mike has a varied background that includes public relations and journalism. A native of Georgia, Mike holds degrees in History and Journalism, along with a Masters in Public Administration from the University of Georgia.



## PANEL: AFFORDABLE HOUSING FUNDS AT WORK IN ATLANTA

### MATT BEDSOLE

*Director, Housing Innovation Lab  
Office of the Mayor  
City of Atlanta*

As Assistant Director, Matt leads OHCD's Housing Innovation Lab. Matt began his career as an urban planning consultant, working with communities in Atlanta and around the country plan and implement compelling growth strategies that benefit everyone, fight displacement, and promote community revitalization. His past housing work includes launching the Westside Future Fund's Anti-Displacement Tax Fund, supporting the City of Detroit's winning Choice Neighborhoods Implementation bid, and developing post-disaster recovery infill housing programs for the City of Panama City. At the Housing Innovation Lab, Matt is leading Atlanta's new initiative to activate affordable housing and mixed-use projects on city-owned property. These sites will be used as staging grounds for cutting-edge ideas in which the value of the land can be used to build a better, more equitable Atlanta.



### SARAH KIRSCH

*Managing Director, Housing Funds  
Community Foundation for Greater Atlanta*

Sarah Kirsch manages the affordable housing investment portfolios for the Foundation, both impact and philanthropic funds, as a key pillar for advancing equitable growth in our region. Prior to joining the Foundation, Sarah spent ten years with the Urban Land Institute and served as Executive Director of the Atlanta District Council. Her work at ULI focused on advancing inclusive walkable urban places with a specific focus on housing affordability and the connections between transportation and land use. Sarah serves on the HouseATL board, as Neighborhood Empowerment subcommittee chair for Mayor Dickens' transition team, and was recently named to the Board of Commissioners for Atlanta Housing. Kirsch is a native of Atlanta and continues to live in the city where she and her husband are raising their three sons. Most weekends you will find her at a baseball field, track meets, and cross-country events supporting her boys. She earned her Bachelor of Arts in Public Policy from Duke University's Terry Sanford School of Public Policy.



### DR. ELOISA KLEMENTICH

*President & CEO  
Invest Atlanta*

(Full bio page 9)



## PANEL: RETHINKING FUNDING

### MODERATOR

#### ALAN FERGUSON

*President & CEO  
Atlanta Habitat for Humanity*

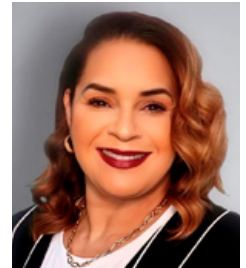
Alan Ferguson, Sr. serves as President and CEO of Atlanta Habitat for Humanity, Inc., leading a dynamic team dedicated to transforming communities and catalyzing neighborhood revitalization through education, innovative development, partnerships, and long-term relationships with families. He has served in executive roles with The American Opportunity Foundation, Inc., Invest Atlanta (The Atlanta Development Authority), and senior roles with Fannie Mae during a career spanning almost 30 years. He is a graduate of Morehouse College, holds advanced degrees from Emory University and Georgia State University, and is pursuing doctoral studies at The University of the Cumberlands. Alan resides in Atlanta with his wife, Janelle, of nearly 27 years and their two children.



#### SHARON GUEST

*Owner/Manager  
Radiant Development Partners*

Sharon D. Guest is a seasoned professional with over 24 years of experience in the affordable housing arena. Throughout her career, she has played a pivotal role in financing and developing more than 50 housing projects. As the President of Affordable Housing for the Vecino Group, she provided strategic direction and oversaw operations in four regional offices across 12 states. Prior to Vecino, Sharon served as Senior Vice President of the Benoit Group, successfully closing complex deals combining Low-Income Housing Tax Credits, Tax-Exempt Bonds, FHA financing, and various subsidies. Her expertise in public financing was honed during her tenure as President of the Housing Development Corporation of DeKalb County and Vice President of the Housing Authority of DeKalb. There, she led the conversion of the entire public housing portfolio using the RAD Demonstration, resulting in five new LIHTC developments comprising over 400 units. Sharon's career began at the Atlanta Development Authority and the Department of Community Affairs. She is a 2020 ULI Center for Leadership graduate and has received recognition for her influence in the affordable housing industry. As the founder of Radiant Development Partners, Sharon continues to focus on creating diverse housing options and serving on various affordable housing boards and panels, sharing her knowledge and expertise with others.





## ASHANI O'MARD

*Senior Vice President, Strategic Housing Investments  
Atlanta Neighborhood Development Partnership*

Ashani Collins O'Mard is SVP of Strategic Housing Investments at Atlanta Neighborhood Development Partnership, where she grows strategic partnerships needed to enhance ANDP's ability to acquire, develop, and invest to achieve its mission and sustainability. Previously, Ashani served as Founding Executive Director of Atlanta Affordable Housing Fund, a \$15MM closed-end, social impact fund, which served as a proof of concept for how innovative investment vehicles can help address Atlanta's housing crisis. In 2022, AAHF merged under the Community Foundation for Greater Atlanta in efforts to scale this model and recently announced its \$100 Million GoATL Housing Impact Fund. Ashani is a graduate of Wellesley College and Harvard Kennedy School. She serves on the Boards of Directors for Next Generation Men & Women (as Chair), Georgia Social Impact Collaborative, and Emory Board of Visitors. She is wife to Kendi and mom to two opinionated teens!



## RICHARD TAYLOR

*Managing Partner  
ARRC Capital Partners*

Richard Taylor is the Founder and Managing Partner of ARRC Capital Partners, a real estate development firm specializing in complex projects that provide affordable housing with a focus on community enrichment. His projects have won awards from CoStar and been recognized by Partnership Gwinnett, among other organizations and outlets. He has been inducted into Lambda Alpha International (LAI) for his contribution to the field of land economics. Richard's career spans years working in private equity, mergers and acquisitions advisory and strategic corporate advisory. Richard was selected for Regional Leadership Institute at the Atlanta Regional Commission, the Center for Leadership and Health Leaders Network, both at the Urban Land Institute and has been featured in CoStar for his work in the affordable housing space. He is on the Boards of his NPU, the Emerging Leaders at Council for Quality Growth, Contractors, Closers & Connections, the Young Professional Leaders at United Way and the Georgia Ovarian Cancer Alliance.

Richard earned a Master of Science in Finance from Vanderbilt University, where he attended on academic scholarship and a Bachelor of Science in Finance, Cum Laude, from Clemson University.



# PANEL: RETHINKING THE BUILT ENVIRONMENT

## MODERATOR



SHAUN ADAMS



*Commercial Real Estate Counsel  
Parker Poe*

Shaun Adams practices in Parker Poe's Atlanta office. He represents clients on commercial real estate and corporate expansion projects. He has several years of private practice experience assisting with land use, zoning, and other entitlements before local governments throughout the metro Atlanta area. He has worked with state and local leaders on issues related to economic development, transportation, revenue and finance, land use, and elections and campaign management. Shaun has been a registered lobbyist with the State of Georgia for many years, representing clients in government relations, advocacy, and procurement before counties and cities, state agencies, and the Georgia General Assembly. His previous experience includes working as the Legal Counsel for the Georgia Senate Judiciary Committee and also for ACCG, Georgia's County Association. Shaun received a BS from Florida State University in 2002 and his JD from John Marshall Law School in 2011. He is licensed to practice in Georgia. Among other recognitions received, he was nominated in the past as a top lobbyist in Georgia.



LEJLA PRLJACA



*Executive Director  
Gwinnett Housing Corporation*

Lejla Prljaca serves jointly as the Executive Director of the Lawrenceville Housing Authority (LHA), and CEO of the Gwinnett Housing Corporation (GHC) where she plans, organizes, and directs the operations of the largest nonprofit affordable housing agency in Gwinnett. Lejla has worked with multiple private and public entities to support and provide the full spectrum of housing programs, including the creation of Gwinnett's first homeownership center to preserve and increase ownership rates, and a series of Housing Resources Expos connecting residents with 20+ community partners and organizations that provide information and resources on homeownership, rental, and home improvement opportunities. A few of Lejla's organizational engagements include: the Georgia Initiative for Community Housing, the Georgia Association of Housing Redevelopment Authorities Legislative Committee Co-Chair, the GA Department of Community Affairs Homeless Continuum of Care Board of Directors, the Gwinnett County Housing Authority; and Regional Housing Task Force Advisory Council. Lejla earned a Master's Degree in Public Administration from the University of Georgia and a Bachelor's Degree from Georgia State University.



MARJY STAGMEIER



*Founder, TriStar Real Estate Investment  
Co-Chair, House ATL*

Marjy Stagmeier is an affordable housing landlord and a founding partner of TriStar, a nationally recognized real estate investment firm in Atlanta Georgia. Marjy has owned and managed over apartment communities representing over 3,300 units. She is a graduate of Georgia State University,

the board chair of Star-C, board chair of Eduhousing Communities Corporation, Advisory Board co-chair of HouseAtl, board member of The Community Foundation of Greater Atlanta, and has served as Board Chair of the Atlanta Community Food Bank, Vice President of the Atlanta Commercial Board of Realtors, President of the Ansley Park Garden Club and Board Ansley Park Beautification Foundation, and a graduate of Leadership Atlanta. Marjy recently released her new book "Blighted", a powerful narrative about the decades-long decay and two-year reinvention of Summerdale, a 244-unit aging apartment community located in one of Atlanta's grittiest corridors.

## BOOKER T. WASHINGTON

**Founder & CEO**  
*South Park Cottages | Techie Homes, Inc.*

Booker Washington is a highly accomplished and visionary real estate developer and investor, known for his exceptional leadership, creativity, and business acumen. In 2017, Booker founded Level-Minded Capital Investments Inc. and in 2021, he founded South Park Cottages and Techie Homes Inc., highly successful real estate development and investment companies based in the metropolitan Atlanta area. In addition to South Park Cottages, Mr. Washington is currently developing Union Park Cottages, another micro-home community in Union City, GA, which is scheduled to begin development in 2023. As an advocate for micro-homes and community living, he has positioned his organization to continue expansion in the U.S. and is on a mission to do much more. Booker's work has been featured in the US Financial News (2021) and Black Enterprise and has gone viral for its innovative solar/sustainable home solutions and smart home technology. He is a prominent figure in the African American community and has successfully changed the narrative around black home ownership and financial literacy within real estate and investing.



## VINCE WILLIAMS

**Mayor**  
*City of Union City*

Taking the office of Mayor in May 2013, Vince R. Williams is Union City's twentieth mayor. Since his first day in office, Mayor Williams has strived to increase consensus, cooperation, and partnership between South Fulton, Metro Atlanta, and Georgia's many governments, its business and civic communities, and its residents. Mayor Williams is a graduate of Lemoyné-Owen College in Memphis, Tennessee where he earned a B.A. in Political Science. He has over 25 years in Corporate America that includes a strong work ethic and positive attitude. He is a graduate of the Georgia Academy for Economic Development, received Special Recognition from the Atlanta Fire Rescue Department for Emergency/Disaster Preparedness and Business Continuity Leadership Institute, and completed the Robert E. Knox Jr. Municipal Leadership Institute program through the University of Georgia in partnership with the Georgia Municipal Association. He is a Class of 2016 Regional Leadership Institute (RLI) graduate.





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