**MSRED AT-A-GLANCE**

**54 STUDENTS TOTAL FROM 26 STATES**

- **9%** working in **CALIFORNIA**
- **7%** working in **TEXAS**
- **5%** working in **DALLAS**
- **7%** working in **NEW YORK**
- **9%** working in **WASHINGTON, DC**

- **58%** working in **LOUISIANA**
- **35%** working in **LA**

**41 GRADUATES IN 14 STATES**

**MSRED STUDENTS**

- **61%** male
- **39%** female
- Average age: **27**
- Median age: **25**
- 17% have graduate degrees prior to MSRED
- Average GPA: **3.25**

**MSRED ALUMNI**

- **64%** Alumni were attracted to the program by Tulane’s academic reputation
- **77%** Alumni were attracted to the program by its focus on sustainability

**INCOMING DEGREES**

- Architecture
- Business
- Environmental Design
- Fine Arts
- Marketing
- Political Science
- Biology
- Urban Planning
- Communications
- Economics
- Environmental Studies
- Social Studies
- Sociology
- Psychology
- History
- Education
- Sociology
- Political Science
- Economics
- Physics

**CURRENT JOB TITLES**

- Owner
- Development Consultant
- Project Manager
- Financial Analyst
- Manager
- Director of Property Management
- Special Assistant
- Analyst
- Consultant
- Sales Associate
- Vice President
- Owner
- Associate
- Analyst
- Development Analyst
- Project Coordinator
- Land Use Intern
- Research Analyst

**“I expected a great education, but I didn’t expect the level of exposure to influential people in the industry.”**

**“We were introduced to the biggest players. These introductions have been vital in accelerating my career.”**

**“Professional networking and a hands-on approach to the local community and local projects.”**

**“Professors with field experience, teaching case studies instead of just theory...”**

**“I was part of an interesting class of students that were each impressive in their own right. Everyone was supportive of one another.”**
FROM THE DIRECTOR

This year marks the fourth year of Tulane University’s MSRED program. We aim to prepare our graduates to succeed early in their careers, but also to provide leadership in the transformation of the real estate industry over time. Our 13 current students and 41 alumni are already making an impact, both in New Orleans and across the country, and our adjunct faculty continue to provide industry leadership in their professional work.

This publication is an annual update of the tangible work and innovative individuals who are a part of the MSRED program. It includes profiles of all our current students as well as updates from alumni and overall enrollment and employment data on both groups. It also includes information on both new and long-time faculty, as well as other program updates.

One new MSRED initiative this year uniquely strengthens the personality and practice-oriented focus of the program. We have implemented a formal internship program called MSRED GIGs (“Graduate Internship, Go!”). In partnership with five nonprofit development organizations, five MSRED students will have the chance to work side-by-side with experienced professionals engaged in real estate and economic development. These GIGs will build key professional skills and a network for the interns, strengthen the academic experience for all MSRED students, and expand the local impact of the MSRED program.

Please read on, and do share this information with others in your professional network. There are exciting things happening in Louisiana and at Tulane with respect to real estate development and sustainability. Contact me anytime to let us know how we can help you spread the word.

Casius Pealer
Director & Professor of Practice
cpealer@tulane.edu

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INTRODUCING THE MSRED CLASS OF 2014-2015

Rebeckah Blossman is a native New Orleanian and received her Master of Architecture from Tulane in 2013. She also runs her own gourmet cookie business.

JC Ceaser is a developer and entrepreneur from Ville Platte, Louisiana. JC previously earned an MBA from William Carey College and his undergraduate degree from the University of Maryland.

Morgan Colburn attended Louisiana State University’s E.J. Ourso College of Business, graduating in 2012 with a B.S. in Marketing. She was born and raised in Mandeville, Louisiana.

Thomas Dacey, from Duxbury, Massachusetts, earned his B.A. in Economics and Environmental Studies from Denison University, located in Granville, Ohio.

Blake Gill received his undergraduate degree in Communications from Flagler College in St. Augustine, Florida, and he is from Juno Beach, Florida.

Kyle Gilmore lives and works in New Orleans, Louisiana and earned degrees in Political Science and History from LSU.

Ryan Herringshaw attended the Louisiana State University School of Architecture, where he earned his professional Bachelor of Architecture in 2013.
The MSRED program has been strengthened this year through the creation of a formal internship program for all interested students, called “Graduate Internship, Go!” or GIG for short.

These GIGs are paid positions, working approximately 15 hours a week in addition to a full load of courses. These practical experiences and working relationships will be key in each student’s job search after graduation.

**ENTERPRISE COMMUNITY PARTNERS**

**GIG SUPERVISOR:** Michelle Whetten, Senior Vice President  
**MSRED STUDENT:** JC Ceaser

Working with the national underwriting staff at Enterprise, JC is assisting with research and preliminary financial underwriting of projects for which Enterprise is considering an investment of debt or equity. JC’s work includes site visits where necessary, and participation in the fall LAAHP conference in Baton Rouge.

**GREATER NEW ORLEANS, INC.**

**GIG SUPERVISOR:** Robin Barnes, EVP and COO  
**MSRED STUDENT:** Morgan Colburn

Working directly with GNO, Inc. EVP Robin Barnes, Morgan is researching and analyzing the property value and property tax implications of a variety of coastal restoration and water management projects. She will also participate in the GNO Inc staff retreat and attended an international water conference in September.

**GULF COAST HOUSING PARTNERSHIP**

**GIG SUPERVISOR:** Kathy Laborde, Executive Director  
**MSRED STUDENT:** Teddy Newmeyer

Working with senior GCHP staff, Teddy is conducting research towards strategic expansion of GCHP’s development portfolio. Specifically, he is identifying key economic, demographic, and other market-specific data points to identify promising markets and opportunities within those markets.

**PRESERVATION RESOURCE CENTER – OPERATION COMEBACK**

**GIG SUPERVISOR:** Paul James, Director of Operation Comeback  
**MSRED STUDENT:** Ryan Herringshaw

Working with PRC staff and outside consultants, Ryan is focusing on streamlining the PRC’s process for researching vacant building ownership, and he is also developing and managing an RFP process for the development of a corner store into a community center.

**ULI LOUISIANA**

**GIG SUPERVISOR:** Katye Fayard, Executive Director  
**MSRED STUDENT:** Elizabeth Smyth

Working with ULI Louisiana Executive Director Katye Fayard, Elizabeth is preparing comprehensive research on the scope and status of current development projects in the New Orleans region. This work will be presented at ULI Louisiana’s fall conference in New Orleans on November 19.

Tanya Jimenez grew up in Denver, Colorado, and graduated from the University of Colorado Boulder in 2009 with a bachelor’s degree in Environmental Design.

Victoria Menchaca graduated from the University of Colorado Boulder with a Bachelor of Environmental Design in Architecture. Victoria is originally from El Paso, Texas, and is currently pursuing an M.Arch and MSRED dual degree.

Teddy Newmeyer was raised in Los Angeles, California. He graduated from Wesleyan University in 2011, where he majored in Environmental Studies.

Lydia Irene Robin is from Covington, Louisiana. She graduated from Louisiana State University with a bachelor’s degree in General Studies and minors in Business Administration, Sociology, and Communication Studies.

J.T. Robinson attended the Louisiana State University, graduating with a degree in Landscape Architecture in 2008. He was born and raised in Baton Rouge, Louisiana.

Elizabeth Smyth is originally from Montgomery, Alabama. She graduated cum laude from the University of the South: Sewanee with a history degree in May 2012.
# OTHER CLASS OF 2015 INTERNSHIPS

Three MSRED students have identified their own internship opportunities outside of the formal GIG program. **Ryan Herringshaw** is working with the Institute for Market Transformation (IMT) in Washington, DC to update and maintain the content on their international benchmarking policy website, www.buildingrating.org. **Tom Dacey** is working with the New Orleans Redevelopment Authority (NORA) on various real estate redevelopment and policy efforts throughout the city. And **Tanya Jimenez** is working with the Greater New Orleans Housing Alliance (GNOHA) on research and outreach to support the development of a consolidated housing plan for the City of New Orleans.

# 2014 DIRECTED RESEARCH PROJECTS

Each year, MSRED students complete significant research projects in the spring semester. Students select individual projects with professional clients across the country, and these partnerships provide the students with practical experience on innovative topics of current interest. Below are the partnerships and topics from the Class of 2014.

**Artspace - New Orleans, LA**
**Damion Hunter**, Bell School Artist Housing Redevelopment

**Atelier Ten - New York, NY**

**Buccini/Pollin Group - Wilmington, DE**
**Ascanio Serena**, Revitalization of Market Street in Downtown Wilmington, DE

**Downtown Mobile Alliance - Mobile, AL**
**Alex Whatley**, Urban Warehouse District Revitalization for the 21st Century

**Enterprise Community Partners - New Orleans, LA**
**Heidi Woodard**, A Faith-Based Community Development Strategy in New Orleans

**Gulf Coast Community Design Studio - Biloxi, MS**
**Logan Rutledge**, An Urban Housing Plan for Downtown Biloxi
**Shannon Zeimetz**, An Analysis of the Howard Avenue Commercial Corridor in Downtown Biloxi

**Institute for Market Transformation - Washington, DC**
**Nate Ardente**, Quantifying the Value of Key Clauses in a Commercial Green Lease

**Jonathan Segal Architecture + Development - San Diego, CA**
**Jeffrey Grossman**, An Analysis of the Effectiveness of Architects Serving as Developer

**Manna, Inc. - Washington, DC**
**Samuel Sullivan**, Surety Bonding in the U.S.: The Perspective of the Small General Contractor

**New Orleans Downtown Development District - New Orleans, LA**
**Hunter Monsour**, CBD Hotel Market Analysis

**New Orleans Redevelopment Authority - New Orleans, LA**
**John Huppi**, Strategies to Promote Private Investment in Weak-Disinvested Neighborhoods

**Southern California Association of Governments - Los Angeles, CA**
**Rebecca Margolis**, The Value of Sustainable Development: An Analysis of the Economic, Environmental and Social Impacts
**Michael Bosio**, Bike Share Financing: How Businesses View the Benefits of Bike Share

**The Domain Companies - New Orleans, LA**
**Christen Tanner**, An In-Depth Market Analysis of the South Market District: A Mixed-Use Development in the Heart of Downtown New Orleans

# 2014 MSRED GRADUATION AWARDS

**John Huppi** received the Academic Distinction Award, presented annually to the student with the highest grade point average over the course of the program.

**John Huppi** also received the Leadership Award, presented annually to a student who has consistently shown leadership throughout the MSRED program, demonstrating the ability to support and achieve the overall success of the team and the project. This award is selected by a vote of the graduating class.

**Heidi Woodard** received the Service Award, presented annually to a student who has consistently strengthened the MSRED program through class performance, extracurricular and volunteer efforts, and support for her/his classmates. This award is selected by a vote of the faculty.

**Nathaniel Ardente**, **John Huppi**, and **Shannon Zeimetz** each received a commendation for his/her Spring 2014 Directed Research project and public presentation.

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**Photos** *Opposite page:* Hebert, Future Ground international competition; Neville, NORA Green; Liles, LEED SILVER renovation
UPDATES & HIGHLIGHTS

The Van Alen Institute has launched *Future Ground*, an international competition in partnership with the New Orleans Redevelopment Authority (NORA), led by MSRED Adjunct Lecturer Jeff Hebert. *Future Ground* offers a new approach to a persistent challenge in cities around the world. The competition will provide big-picture thinking and implementable designs for New Orleans through robust collaborations between designers and policy experts, and by developing rigorous scenarios for the future city. Submissions will be received from professionals in landscape design, architecture, planning, public policy, and other related fields to develop innovative strategies for vacant land reuse in New Orleans. NORA owns over 2,000 vacant lots and has become a regional and national leader in reuse of vacant lots for community resilience and development.

As part of his private practice at A.M. Liles, faculty member Andrew Liles has completed the LEED SILVER renovation of a residential structure in the Carrollton neighborhood and is breaking ground on a LEED PLATINUM residential project in New Orleans. The house on Constance Street, in the Uptown neighborhood of New Orleans, will feature high fresh air intake devices, low VOC paints and renewable energy sources to power and heat the home, as well as low-flow water fixtures. Permeable sidewalks and native plants in the landscape will reduce storm water runoff. The project is expected to be completed in the summer of 2015.

MSRED Adjunct Lecturer Amber Seely-Marks joined the team at Renaissance Property Group, a small for-profit real estate development company with 14 projects completed in New Orleans, St. Louis, w and Tennessee. Their highest profile projects in New Orleans are the Handleman Building on OC Haley (small scale commercial) and the Falstaff Brewery conversion in Mid-City (mixed-income housing). RPG’s focus is tax credit developments. Amber is the Director of Development and is responsible for sourcing and executing development projects.

MSRED Adjunct Lecturer Jason Neville developed the New Orleans Redevelopment Authority’s NORA Green program. The endeavor makes NORA a national leader in vacant property reuse, addressing issues related to stormwater management, neighborhood revitalization, ecological restoration and urban agriculture. Earlier this year, NORA’s first raingarden project was completed, transforming 5 vacant lots into raingardens. The properties featured native landscaping which detain water during rain events, thus reducing flooding in neighborhoods, easing the pressures on New Orleans’s overburdened pumping system, and revitalizing underinvested neighborhoods. Each raingarden is uniquely designed taking into consideration neighborhood and site conditions. Most sites include a ‘runnel’ which allows water standing in the street to flow onto the lot, where it is temporarily stored and then metered slowly back into the storm drain system. Finally, an educational sign explains the purpose of the raingardens and details on how that site works.

MSRED Adjunct Lecturer Will Bradshaw is a principal at Green Coast Enterprises, which is working with Crescent City Community Land Trust to redevelop the former Industries Building in downtown New Orleans. Green Coast bought the 10-story office tower in September 2014 for $4.8 million. Plans call for a mixed-use, mixed-income complex with 80 one- and two-bedroom market rate and lower-income apartments above 11,000 square feet of commercial space on the ground floor. The project is aiming for LEED certification.
As part of their work with Alembic Community Development, faculty members Jonathan Leit and Mike Grote have been leading the restoration and adaptive reuse of the former Myrtle Banks school building in Central City, New Orleans. The financing for Myrtle Banks closed in May of 2013, incorporating New Markets Tax Credits, federal and state historic tax credits, a subordinated loan, sponsor equity, and Community Development Block Grant dollars sourced from NORA and Louisiana’s Office of Community Development to fund the $13.8 million redevelopment.

Now under construction, the Myrtle Banks Redevelopment will be anchored by a 23,000sf grocery store, Jack and Jake’s Market. The market seeks to make available locavore produce at an affordable price point. The Myrtle Banks redevelopment also features 10,000sf of landscaped green space/edible landscape and 11,000sf of small business office space.

Through his professional architecture and urban design practice, “OJT,” in New Orleans, faculty member Jonathan Tate is a project development team member working on the renovation of the Historic Dryades Market, owned by the Southern Food and Beverage Museum. The project in Central City will create a new home for an internationally acclaimed museum devoted to southern foods. The development includes approximately 15,000sf of exhibit space with an in-house restaurant and state of the art kitchen theater. The project is an adaptive reuse of one side of the Dryades Market, one of many public markets throughout the city that were auctioned off in the 1950s. In addition, the project was the first recipient of NORA’s Façade Renew Program, created in collaboration with the Tulane City Center.

MSRED Adjunct Lecturer Kelly Longwell has been selected for inclusion to Woodward White’s 2014 Best Lawyers in America for Real Estate Law.

ALUMNI UPDATES

2012

Tyler Antrup, MSRED ’12, was featured in the Southern Illinois News on June 15, 2014, for his efforts to develop a comprehensive plan for Cairo, IL. His work with GCR, an urban planning and technology consulting firm based in New Orleans, included data collection, resident surveys, and focus groups to develop recommendations for the community regarding housing and economic development, transportation, education and health care.

Sam Berman, MSRED ’12, is now Financial Analyst and Director of Property Operations at Wisznia Architecture + Development in New Orleans, LA.

Carter Broun, MSRED ’12, in addition to his full time day job as a multifamily developer in Athens, is now an Adjunct Lecturer at the University of Georgia. Carter teaches the Introduction to Residential Property Management course at UGA.

Vann Joines, MSRED ’12, is now co-founder of the Rocky Mount Brewmill in Durham, NC. Vann is developing an historic mill building into an innovative central hub to help scale up operations for small microbrew companies throughout the state.

Andrew Mayronne, MSRED ’12, is now Project Manager at Neighborhood Restore Housing Development Fund in New York City. Neighborhood Restore administers NYC’s Third Party Transfer (TPT) program that transfers properties from defaulted owners of distressed housing to entities that have the capacity to stabilize, manage and rehabilitate those properties.

John Moore, MSRED ’12, is now Construction Project Manager at Soka Gakkai International (SGI) in Santa Monica, CA. SGI is a lay Buddhist movement linking more than 12 million people around the world, and John works in the Real Estate Department at the United States headquarters.
Brinda Sen Gupta, MSRED ‘12, is now a Senior Consultant at Booz Allen Hamilton in Washington, DC. Brinda works in Booz Allen’s Strategic Innovation Group, specializing in challenge based innovation, pitch coaching, design thinking, and collaborative space design.

Tanner Strohschein, MSRED ’12, is now Project Manager at Gulf Coast Housing Partnership (GCHP) in New Orleans, LA. GCHP provides industry expertise and services through partnership development with non-profit, government and for-profit entities working across the Gulf Coast.

2013

Brennan Fournerat, MSRED ’13, was featured in the August 26, 2014 issue of the New Orleans City Business magazine for his work restoring a 105-year-old craftsman-style home in the heart of Uptown New Orleans. Possessing a unique architectural history, the 4,200sf house was built in 1909 and designed by architects from Favrot & Livaudais, the firm that designed the Hibernia Bank Building, the Cotton Exchange and the Latter Library on St. Charles Avenue.

Hank Hopkins, MSRED ’13, is now Project Manager at CBRE in Memphis, TN. CBRE provides real estate services and investment advice around the globe. Hank’s current work focuses on industrial and commercial tenant leasing and build-outs in the greater Memphis area.

Darell Koh, MSRED ’13, is now Development Analyst at Mill Creek Residential Trust in Dallas, TX. Mill Creek develops, acquires and operates apartment communities in locations across the country, and Darell’s work emphasizes high quality transit-oriented development.

Dominic Ozanne, MSRED ’13, is now an Analyst at The PrivateBank in Chicago, IL. With 33 offices located across the Midwest, The PrivateBank delivers a full range of banking solutions, including personal and commercial banking services, affordable financial services, lending and financial advice.

Danielle Vachon, MSRED ’13, was promoted to Assistant Project Manager at Boulder Housing Partners, and is responsible for the development of their 1175 Lee Hill project, a proposed 2-story, multifamily community that will consist of 31, 1-bedroom apartments. Based on the Housing First model, these single occupancy units will be occupied by men and women experiencing chronic homelessness. The project is underway and slated to be completed in October 2014.

2014

Nate Ardente, MSRED ’14, is now a Research Analyst at Jones Lang LaSalle (JLL) in Boston, MA. JLL is a global financial and professional services firm that specializes in commercial real estate services and investment management. Nate’s initial focus is in the Boston, MA, and Hartford, CT, markets.

Eric Chown, MSRED ’14, and John Huppi, MSRED ’14, are now joint owners of Community Rehab Investors in New Orleans, LA. Community Rehab Investors provides real estate advisory services and investment opportunities to individual buyers, sellers and investors.

Hunter Monsour, MSRED ’14, is now Acquisitions Analyst at Alexander & Baldwin, Inc. in Honolulu, HI. Alexander & Baldwin develops and sells real property, primarily in Hawaii, and operates a commercial portfolio comprising 5 million square feet of retail, office and industrial space located in Hawaii and on the U.S. mainland.

Abigail Riche, MSRED ’14, is now Financial Analyst at HRI Properties in New Orleans, LA. HRI is a full-service real estate development company and a national leader in the adaptive reuse of historic structures.

Ascanio Serena, MSRED ’14, is now a Project Manager at Cassidy Turley in New York, NY. Cassidy Turley is a leading commercial real estate services provider that serves owners, investors and tenants with a full spectrum of integrated commercial real estate services.

Heidi Woodard, MSRED ’14, is now Director of Property Management at Wisznia Architecture + Development in New Orleans, LA. Heidi is working to optimize property management activities at a number of high-end residential properties in downtown New Orleans.
2014 SUMMER FIELD STUDY
WASHINGTON, DC AND PHILADELPHIA, PA

From August 3-10, 2014, students in Tulane’s current MSRED program visited Washington, DC and Philadelphia as part of the annual Field Study course that marks the end of the summer session. This year’s class visited a number of diverse projects and organizations, and hosted two public receptions: one with Georgetown University’s master’s program in Regional and Urban Planning, and another with the Design Advocacy Group (DAG) in Philadelphia.

Major topics of discussion on this trip focused on large-scale waterfront redevelopment, transit-oriented development, maintaining affordable housing options for existing residents, commercial green leasing, energy benchmarking, and other sustainable practices that add long term value to properties and to communities.

Students met with senior leadership at the following organizations:

WASHINGTON, DC
• American Architectural Foundation (AAF)
• Capital One Bank
• General Services Administration (GSA)
• DC Department of Housing and Community Development (DHCD)
• DC Department of Consumer and Regulatory Affairs (DCRA)
• DC Deputy Mayor of Planning and Economic Development (DMPED)
• DC Office of Planning
• District of Columbia Housing Authority (DCHA)
• Enterprise Community Partners
• EventsDC
• Georgetown Business Improvement District
• Georgetown University School of Professional Studies
• Institute for Market Transformation (IMT)
• JBG Companies
• RTKL
• U.S. Green Building Council (USGBC)

PHILADELPHIA
• Community Design Collaborative
• Design Advocacy Group (DAG)
• Kieran Timberlake
• Mayor’s Office of New Urban Mechanics
• Mayor’s Office of Sustainability
• Navy Yard
• Pennrose Development
• Philadelphia Industrial Development Corporation (PIDC)
• The Reinvestment Fund (TRF)
• University of Pennsylvania, Facilities and Real Estate Services
• Village of Arts and Humanities

NEW FACULTY AND STAFF

The MSRED Program welcomes Jeff Hebert, Lisa Hodges and Tanner Strohschein, MSRED ’12, as new adjunct faculty this year, along with Daniela Rivero Bryant as Special Projects director.

Jeff Hebert is the Executive Director of the New Orleans Redevelopment Authority and has a B.A. from NYU and a MRED from MIT in Cambridge, MA. Prof. Hebert is co-teaching the Fall 2014 Sustainable Design & Planning course (SRED 6310) with Prof. Mike Grote.

Lisa Hodges is Principal of Hodges Development based in Baltimore, MD, and she has a B.A. from Haverford College and a J.D. from Harvard Law School. Professor Hodges co-taught the Summer 2014 Field Study course (SRED 6400) with Prof. Casius Pealer.

Tanner Strohschein, MSRED ’12, is Project Manager at Gulf Coast Housing Partnership in New Orleans, and he has a B.A. from LSU and a MSRED from Tulane. Prof. Strohschein taught the 2014 summer course Introduction to Excel for Real Estate (SRED 6030).

Daniela Rivero Bryant is Development Director at the Louisiana Land Trust, and she has a B.S. in Industrial Engineering from St. Paul’s Catholic University of Bolivia in La Paz, Bolivia. Daniela is working part time to support the MSRED program.

IMPORTANT DATES AND EVENTS

If you are interested in participating in any of these events, or in hosting a program representative at a future event in your own community, please reach out to us via our website.

October 20
NEW ORLEANS, LA
Fall Graduate Open House

October 21-23
NEW YORK, NY
ULI Fall Conference

November 10-11
BATON ROUGE, LA
Louisiana Smart Growth Summit

November 19
NEW ORLEANS, LA
ULI Louisiana Annual Meeting

November 20
NEW ORLEANS, LA
USGBC Louisiana Annual Meeting

November 20-21
ATLANTA, GA
MSRED Recruiting

November 24-25
WASHINGTON, DC
MSRED Recruiting

December TBD
LAFAYETTE, LA
MSRED Recruiting

January TBD
DALLAS, TX
MSRED Recruiting

January 15
Applications Due

February 16-17
Mardi Gras Break

March 20
NEW ORLEANS, LA
Spring Graduate Open House

May 16
NEW ORLEANS, LA
Commencement

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