



— 2022 —  
**A Year in Review**

Celebrating our 30th Anniversary







Welcome to the New Year! For the 30th anniversary of our Baltimore Chapter of Lambda Alpha International (LAI), we have put together this newsletter to showcase the activities of the past year and our excitement for the upcoming schedule of programs and re-engagement with each other in 2023.

I would like to thank all members for making 2022 a great year for the Chapter. We emerged from the challenges of the pandemic with our organization intact, and as demonstrated by all our 2022 news, we are thriving. This past year we enjoyed a variety of speakers at our lunches, announced Michael Cordes as our president-elect for 2024, made plans through our Membership, Programs, and Communications Committees, presented awards to high achievers, and gave back to our community through a sizable charitable donation.

We are in a strong position to launch into a new year of continued revitalization and growth in membership and programming. On the last page you will find the schedule of 2023 lunch programs, which will take place in a new venue in January at the Redwood Exchange at 233 East Redwood Street, Baltimore, MD 21202. We have several speakers scheduled but welcome your suggestions. You can connect with me, join a committee, and share news of personal achievements or details relating to projects, events, and activities taking place in Baltimore or in the Mid-Atlantic region. If you can, make plans to attend the next Land Economics Weekend in Barcelona, Spain, which will take place October 4-8, 2023. I am excited by the opportunities presented by the new year and look forward to seeing you soon.

Best wishes always,

Nate Betnun, Baltimore Chapter President

## 2022 SUMMER OUTING & ANNUAL DINNER

### Summer Outing

Our Summer Outing took place on July 20th with a Lexington Market Tour given by Paul W. Ruppert, President & CEO, Baltimore Public Markets Corporation.

[\(Click here for photos!\)](#)



### Annual Dinner

Our **Annual Dinner** was held on November 16th. Jayson T. Williams, co-founder & CEO of Mayson-Dixon Companies, discussed their project in the area formerly known as the Superblock.





#### JANUARY 19

Taking Baltimore's Comprehensive Economic Development Strategy to the Next Level to Promote Diversity, Equity and Inclusion

**Colin Tarbert**, President & CEO, Baltimore Development Corporation



#### FEBRUARY 16

Deep Dive into 2020 Census Data

**Seema D. Iyer**, Director, Baltimore Neighborhood Indicators Alliance

**Sara Paranilam**, Policy and Data Analysis Chief, Baltimore City Department of Planning



#### MARCH 16

Overview of the Goals for City's Housing Stock

**Alice Kennedy**, DHCD Commissioner



#### APRIL 20

ARPA Infrastructure Bill Implementation in Baltimore and How the City Will Utilize the Unprecedented, One-Time Transfer of \$641M into the City's Coffers

**Chris Shorter**, Chief Administrative Officer, City of Baltimore

**Natasha Mehu**, Director, Mayor's Office Government Relations

**Shamiah Kerney**, Director, Mayor's Office of Recovery Programs



#### MAY 20

Downtown Baltimore Office Vacancies

**Claudia Freeland Jolin**, Vice President of Economic Development, Downtown Partnership of Baltimore

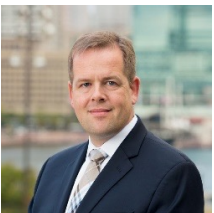
**Lauren Hamilton**, Chief Marketing Officer, Downtown Partnership of Baltimore



#### JUNE 15

Planning for Net Zero

**Justin Lovenitti & Joshua Galloway**, New Ecology, Inc.



#### SEPTEMBER 21

Transportation Initiatives From Federal Stimulus

**Michael B. Kelly**, Executive Director, Baltimore Metropolitan Council



#### OCTOBER 19

Tackling Vacant Housing Stock In Baltimore - Creating Housing In Depressed Neighborhoods

**Sean Closkey**, President, ReBUILD Metro

**Regina Hammond**, Executive Director, Rebuild Johnston Square Neighborhood Organization



# LAI REGIONAL EVENTS

## New York

On September 22, 2022, a regional gathering was held in New York City with members from Baltimore, Boston, Philly, and George Washington Chapters, and LAI International President Gary Leach, for a luncheon, tour, and cocktails. LAI New York Chapter hosted this special event featuring guest speaker Brian Fritsch of The Regional Plan Association with a lunch presentation followed by a guided tour of the MTA Pennsylvania Station, Moynihan Station, and the surrounding neighborhood renovation, and concluded with drinks back at Penn 6.

[Click here for event photos.](#)

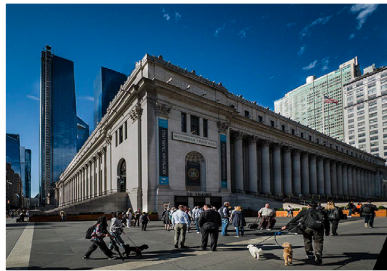
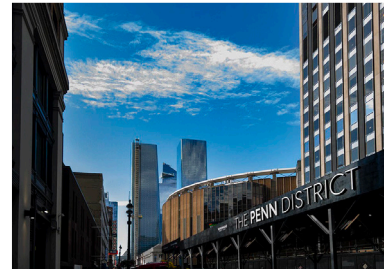


PHOTO CREDIT: BOB MADDEN, KIM LIPIRA

## Philadelphia

On November 10, 2022, LAI Philly Chapter hosted a presentation and tour of the Navy Yard where we learned from representatives of PIDC, Mosaic Development Partners, and Ensemble Real Estate how the repurposed military and industrial assets of the former shipyard have been reimagined. The Navy Yard is an expanding community currently with 7.5 million square feet of facilities across a mix of property types. The event concluded with a happy hour at the Gatehouse.



PHOTO CREDIT: MARYA LIEBEZEIT

# LAND ECONOMIC WEEKENDS

## Past LEW Events

For the past 22 years, LAI has hosted Land Economic Weekends (LEWs), typically in a chapter city. Baltimore was the first in 2000. And [we hosted again](#) in 2018, as you may recall. The LEWs provide opportunities for members, guests, as well as local professionals, to broaden their perspectives and meet face to face with other accomplished professionals from around the world, while getting special behind-the-scenes access to projects in some of the world's most interesting cities.

The multi-day gathering includes a business meeting on the first day and remaining days include timely and informative presentations and tours of the host city. These tours present a first-hand look at key current developments and significant features of the city's economy, culture, and landscape. All are presented by the local industry experts leading the initiatives.

In 2022, members of our Chapter attended these outstanding LEWs in California. Take a moment to look over the LEW reports and photos:

### Sacramento, CA in May 5 - 8

- [Scribe Report | Photos](#)
- [Charrette Briefing Packet | Charrette Summary](#)

### Los Angeles, CA in October 13 - 15

- [Scribe Report | Photos](#)

Plus, if you want to view many of the past LEWs, [click here](#)!

## 2023 Barcelona LEW

YOU are invited to Barcelona, Spain for our upcoming LEW October 4 - 8, 2023.

Find more information and register [here](#). There is a group from Baltimore already planning to attend.

Come join us!



## About LAI

### CONNECTING PROFESSIONALS.

Lambda Alpha International is a global land economics society where top professionals connect. Membership is honorary and selective.

Our 2000+ members make meaningful connections at the local chapter level, and with peers worldwide.

**LAI chapters** are located in major cities in the United States, Canada, Mexico, Europe, and Asia.

### SHARING KNOWLEDGE.

LAI provides a forum for the exchange of ideas in the fast-paced world of land use and development.

Our members come from a wide variety of fields related to the use and reuse of land. This professional diversity creates a unique blend of perspectives and experience.

### ADVANCING BEST PRACTICES.

LAI is committed to excellence and high standards of professional ethics. Our members are among the best in their respective fields.

We recognize professional excellence through the presentation of prestigious international awards.

LAI supports education and research through the Land Economics Foundation.

# LAI INTERNATIONAL

## Strategic Plan

The recently adopted [2023-2027 LAI Strategic Plan](#) builds upon successes from the preceding 2018-2022 Strategic Plan, as well as recognizes and addresses organizational challenges that emerged during that period and were augmented by the COVID-19 pandemic.

The 100-year anniversary of LAI will occur in 2030. The organization is strong and there are many reasons to be optimistic as it approaches this major milestone.

With this Plan, there has been the addition of three new committees focused on LAI member benefits: Membership; Professional Gatherings/Assemblies; and Global Initiatives Committees. LAI International welcomes your participation!

## Virtual Programming

When the pandemic began, LAI International and its 29 chapters adapted and began hosting virtual programming that was attended by most of its members from across the globe. Since there has been so much interest, LAI established a Global Initiatives Committee dedicated to continuing to provide excellent virtual programs that:

- Provides a forum for one or a series of programs on specific topics which cross chapter boundaries. For example, Water and Land Economics is one series being featured in 2022-2023.
- Provides a regular forum for presenting the results of Land Economics Foundation funded research.

Ongoing access to these programs - and many other Chapters' programs - can be found on the [LAI YouTube](#) channel with highlights in [KeyNotes](#) articles.

Please attend. If you are interested in a particular topic, please share your suggestions with [lai@lai.org](mailto:lai@lai.org).

## Land Economics Foundation

The Land Economics Foundation (LEF) was formed by Lambda Alpha International for the purpose of supporting the study, awareness, and advancement of land economics. The Foundation awards annual grants and is primarily funded by LAI member contributions. Grant application directions and a list of previous grants are found on the [LAI website](#).

***In 2021, 72% of Baltimore Chapter members contributed to LEF. Thank you for your generosity!***

## Baltimore Members Serving in LAI International Leadership



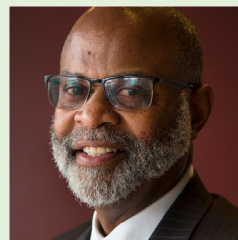
**Susannah Bergmann**

LAI International Regional  
VP, Eastern North America



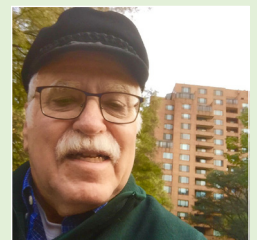
**Rachel F. Edds, AICP**

Immediate Past President,  
Land Economics  
Foundation



**Melvin L. Freeman**

Immediate Past LAI  
International Assistant  
Regional VP, Eastern  
North America



**Joe Nathanson**

LAI International  
Assistant Historian



# LAI AWARDS



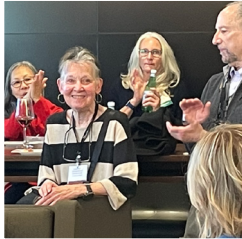
## LAI International Member of the Year 2021

### Rachel F. Edds, AICP

This prestigious international award was presented at the Sacramento, CA Land Economics Weekend.

Rachel Edds was selected from a pool of Chapter nominations and her award is based upon her tremendous commitment to Lambda Alpha, to her professional career dedicated to land economics, and her tireless commitment to our Baltimore community.

*We are proud of you, Rachel!*



## Baltimore Chapter Awards



### LAI BALTIMORE CHAPTER MEMBER OF THE YEAR 2021

#### Matthew L. Kimball, Esq.

Niles, Barton & Wilmer, LLP

Thank you very much for your service as our Immediate Past Chapter President!



### LAI BALTIMORE CHAPTER 2022 DISTINGUISHED SERVICE AWARD

#### Nicole Scola McGlynn

Independent Consultant

Thank you for your amazing support of our Chapter since 2017!



### LAI BALTIMORE CHAPTER MEMBER OF THE YEAR 2022

#### Toni Y. Prince

Brick Companies

Thank you very much for your dedicated service as our Chapter Treasurer!



LAI Baltimore made a \$5,000 contribution to Fight Blight Bmore's Stop Oppressive Seizures (SOS) Fund. The SOS Fund helps low-income Baltimore homeowners avoid losing their home through tax foreclosure. The funds come from our Chapter's reserves built by the generosity of our 2018 Land Economics Weekend sponsors and members.

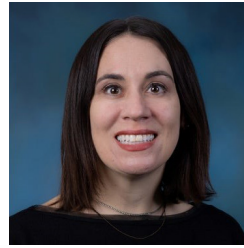
Please consider making a donation: [www.thesosfund.com](http://www.thesosfund.com)

## OTHER NOTABLE AWARDS



### **Daniel Henson** **COLVIN INSTITUTE OF REAL ESTATE DEVELOPMENT**

LAI Baltimore's 2021 Annual Dinner Speaker, Daniel Henson is receiving an award from the University of Maryland Colvin Institute of Real Estate Development at its 7th Annual Innovation & Entrepreneurship in Real Estate Awards Gala on March 7, 2023.



### **Marianne Navarro, MBA, AICP** **DAILY RECORD TOP 100 WOMEN 2022 AWARD**



### **Geoffrey W. Washington, Esq.** **SMALL BUSINESS ADMINISTRATION'S 2022 MARYLAND ATTORNEY ADVOCATE OF THE YEAR AND BEST LAWYERS IN AMERICA, 2023**



### **David S. Thaler, PE, LS, DFE, D.WRE, EWRI, FRGS, F.ASCE, F.NSPE** **MARYLAND BUILDING INDUSTRY ASSOCIATION'S MILTON KETTLER AWARD**

## WELCOME! NEW MEMBERS



**Rob Brennan, AIA**  
brennan+company  
architects



**Corinna J. Moebius, PhD**  
Consultant/Author  
PeoplePlaceConnect



**Jack E. Nye, AICP**  
Whitman, Requardt &  
Associates



**Sharon Kemper Suarez, MPA AICP**  
Planner, City of  
Frederick, MD



## OUR BALTIMORE

Over the next two years, Baltimore's Department of Planning is leading a public process to develop a new Comprehensive Plan, [Our Baltimore](#). The state of Maryland requires a Comprehensive Plan update, in response to the 2020 Census. Our Baltimore will guide equitable neighborhood development over the next ten years.

- Looking for volunteers to work with the City of Baltimore on its Comprehensive Plan as it looks for ways to address its population decline.
- How can Baltimore become a great place to live?
- Contact LAI Baltimore members Rachel Edds or Andy Lemer for more information.



## MEMBER NEWS

### Congratulations! Members on the Move



**Nathan S. Betnun, PhD**

Vice Chairman  
Resilience Authority of Annapolis  
& Anne Arundel County



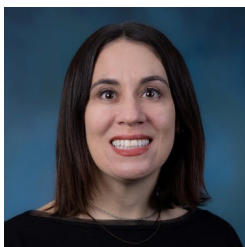
**Erin Shearman Karpewicz**

Chief Executive Officer  
Arundel Community  
Development Services



**Kathleen Lane, AIA, LEED AP**

Managing Director, Sustainability  
& Resilience  
The American Institute of  
Architects (AIA)



**Marianne Navarro,  
MBA, AICP**

Director of Entitlements &  
Business Strategy  
Erickson Senior Living



**Geoffrey W. Washington, Esq.**

Partner  
Rifkin Weiner Livingston



**Peggy M. White, P.E.**

Executive Vice President  
Kim Engineering Inc



**Seema D. Iyer, PhD** has been named Senior Director of the Hive at USA for UNHCR, the UN refugee agency. The Hive brings data, science, machine learning, and new technologies to enhance fundraising for refugees. For the past 18 years, Seema has contributed significantly to understanding neighborhood change in urban areas like Baltimore. She served as Director of the Baltimore Neighborhood Indicators Alliance (BNIA) at University of Baltimore, which most recently produced the award-winning Baltimore Community Change project that provided research findings, data and

community-based solutions for stopping population loss and eliminating neighborhood disparities. She was previously Director of Research & Strategic Planning for Baltimore City Planning, leading the Department's major initiatives such as Baltimore's 2010 Census Complete Count Campaign, 2008 Comprehensive Economic Development Strategy preparation, and the City's Food Policy Task Force.

## MEMBER NEWS



### • **Mary Ann Henderson**

When Mary Ann retired as Director of Baltimore Multifamily Hub with HUD, she focused on her Baltimore Stained Glass. Take a look [here](#) at her beautiful work.



### • **Johns W. Hopkins, Jr.**

As Executive Director of Baltimore Heritage, Johns has narrated more than 200 ["Five-Minute History"](#) videos of Baltimore sites. Such a gift to our City!



### • **Klaus Philipsen, FAIA | [Arch Plan Inc.](#)**

About twenty years ago Klaus taught a semester of urban design, and a few years back a semester of planning history at Morgan State University. He participated in many studio sessions in the graduate program of the School of Architecture as a critic and accompanied a class on a visit to Morgan's partner university in Kerala, India. In 2020 he gave a virtual talk about his Baltimore book to students in Rotterdam in the Netherlands, Baltimore's sister city partnership.

In March 2023, Klaus hopes to join students and faculty from Morgan State University School of Architecture + Planning (MSU SA+P) when they travel to Rotterdam. In April 2023, students from RAvB in Rotterdam will come to Baltimore to look at infrastructure with similarities to the Rotterdam site that is the subject of their design studio.

A special thank you to our LAI Baltimore sponsors and donors. More information [here](#).



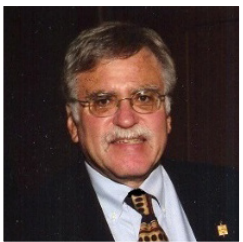
### • **Nakita Reed, AIA, CPHC, LEED AP BD+C, NOMA**

Nakita is a sustainable preservationist architect with Quinn Evans, vice-president of Baltimore Architecture Foundation, and a member of LAI George Washington Chapter, but takes the time to attend many of our Baltimore programs. In her free time she has created a podcast [Tangible Remnants](#): for lovers of existing buildings who want to learn from the past to shape a better future. Worth a listen!



### • **Stephen L. Rudow | [AGM Financial Services, Inc.](#)**

Steve has dedicated years to teaching the next generation in our industries. Thank you, Steve! He is in his 14th year teaching a class for the Mortgage Bankers Association, which is part of a course developed to train HUD multi-family loan underwriters.



### • **Joe Nathanson | Founding LAI Baltimore Member**

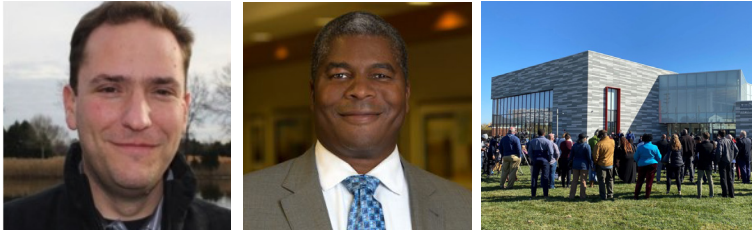
Joe's column in The Daily Record has been running for 22 years! Find some of the recent columns in [laibaltimore.org/news](#). Here are the topics he covered in 2022.

12/30	Greater Baltimore's Development Outlook for 2023	07/29	Transforming Lexington Market
11/25	Costly, Complex and Confusing	06/24	World Cup decision shows long-standing regional shortcomings remain
10/27	The Road Wars that started in the 1960s are not over	05/26	Sparrows Point - then and now
09/30	Finding a way to improve regional transit decision making	05/05	Maryland already is confronting the climate crisis
08/25	The missing link in regional rail transportation	03/25	A planned community matures
		01/27	Climate action at the local level
		01/03	Helping Baltimore and Its New Residents



## MEMBER PROJECTS IN THE NEWS

### Reimagine Middle Branch South Baltimore Gateway Partnership



**Brad Rogers**, Executive Director

**Geoffrey W. Washington, Esq.**, Board Member

South Baltimore Gateway Partnership (SBGP) and the City of Baltimore recently released the Reimagine Middle Branch Plan for public comment. The Plan lays out a bold vision for transforming the Middle Branch into Baltimore's next great waterfront, with 11 miles of parks, trails, and equitable economic development. More information [here](#). At the same time, they celebrated two major milestones for the Middle Branch. SBGP announced \$48 million in funds to build its first 35 acres of wetlands, which will help to protect BGE Spring Gardens and MedStar Harbor Hospital from storms and flood damage, while achieving important environmental justice goals for the residents of South Baltimore. In addition, they helped Baltimore City Recreation and Parks to celebrate the opening of the \$25 million Middle Branch Fitness and Wellness Center in Cherry Hill.

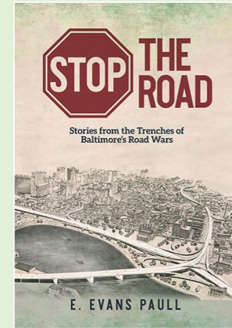
### Wexford Science & Technology



**Caroline Moore**, Senior Vice President,  
Southeast Region Executive

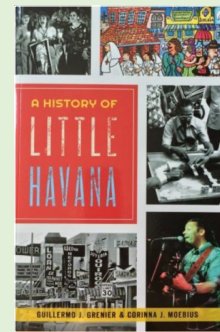
The University of Maryland BioPark, located in West Baltimore, is one of seventeen Knowledge Communities across the country. Wexford's newest property under development, 4MLK, will be an 8-story 250,000-square-foot building providing critical wet laboratory space in downtown Baltimore for researchers and companies, flexible lab and office/support space for start-ups, and Class A office space, along with areas for convening and a conference center.

## MEMBER BOOKS



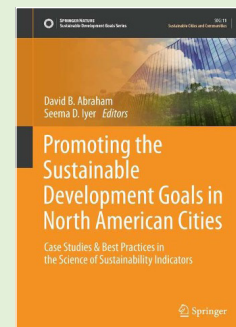
**Stop The Road: Stories from the Trenches  
of Baltimore's Road Wars**

**E. Evans Paull, AICP**



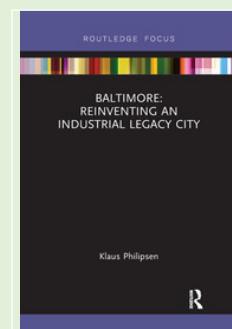
**A History of Little Havana**

**Corinna J. Moebius, PhD**



**Promoting the Sustainable Development  
Goals in North American Cities**

**Seema D. Iyer, PhD**



**Baltimore: Reinventing an Industrial  
Legacy City**

**Klaus Philipsen, FAIA**

## STAY IN TOUCH!

Share your accomplishments, projects, and news!

Get Involved! Join a Chapter Committee or a LAI International Committee.

The Baltimore Chapter has the following committees and we look forward to you joining: Programs, Membership, and Communications

Contact Chapter President Nate Betnun:  
[nate@betnunconsulting.com](mailto:nate@betnunconsulting.com) 443-994-1941

Website: [laibaltimore.org](http://laibaltimore.org)

Follow us on our Lambda Alpha International - Baltimore Chapter [LinkedIn](#) page

For more information on LAI International, global programs and Land Economic Weekends, join Lambda Alpha International's LinkedIn private group or go to [LAI.org](http://LAI.org).

## SAVE THE DATES FOR 2023

Luncheons on 3rd Wednesday of month  
from 12:00 p.m. to 1:30 p.m.

January 18, February 15, March 15, April 19,  
May 17, June 21, September 20, October 18

Summer Outing: July 19

Annual Dinner: November 15

## MEMBER DUES FOR 2023

Active Members \$320

Retired Members \$195

Additionally, a donation to the Land Economics Foundation is appreciated.

## BALTIMORE CHAPTER LEADERSHIP

**Nathan S. Betnun**, Chapter President  
Betnun Consulting

**David Benn**, VP for Membership  
Quinn Evans

**Susannah Bergmann**  
Kaliber Construction, Inc.

**Michael S. Cordes**, President-Elect and  
VP for Programs  
Columbia National Real Estate Finance, LLC

**Rachel F. Edds**  
Edds Consulting, LLC

**Mary Ann Henderson**  
Retired Director of the Baltimore  
Multifamily Hub / US Department of  
Housing and Urban Development

**Matthew L. Kimball, Esq.**, Immediate  
Past Chapter President  
Niles, Barton & Wilmer, LLP

**Michael J. Lester**  
Willowbrook Valuation & Advisory Services

**Kim LiPira**  
The Martin Architectural Group, P.C.

**Toni Y. Prince, Treasurer**  
The Brick Companies

**Stephen L. Rudow**  
AGM Financial Services, Inc.

**Caroline Varney-Alvarado**, VP for  
Communications  
Retired, Maryland Department of Housing  
and Community Development

**Geoffrey Washington, Esq.**, Secretary  
Rifkin Weiner Livingston