

# T Real Estate Development

TULANE SCHOOL OF ARCHITECTURE



**RICHARD ALLEN**  
Adjunct Assistant Professor  
Tulane University

Allen was a Vice President at HRI Properties, a vertically integrated real-estate development company committed to “revitalizing cities by creating diverse, vibrant, and sustainable communities” by developing impactful, community-supported projects that utilized federal, state and local incentives. During his tenure at HRI, he was responsible for managing, underwriting and closing multiple large-scale hospitality, multifamily, and mixed-use developments in cities across the U.S., with total development costs in excess of \$1 billion. Allen is an Adjunct Lecturer at Tulane University, where he teaches Real Estate Finance for Tulane University’s Master of Sustainable Real Estate Development Program. He has received a Master of Finance degree, as well as a Bachelor of Science in Management with a dual concentration in Finance and Management, from Tulane University’s A.B. Freeman School of Business.



**DAVON BARBOUR**  
President & CEO  
Downtown Development District

In December 2021, Davon Barbour was unanimously appointed President & CEO of the Downtown Development District of the City of New Orleans. He is an enthusiastic urban advocate, possessing more than twenty years of progressive leadership in inclusive economic and community development. His areas of expertise include public/private partnerships, retail revitalization, economic development, and community development. He has worked for the private sector, public sector, and non-profit organizations revitalizing urban communities across the nation including Baltimore, Miami, Orlando, and Los Angeles.

Davon led the Community & Economic Development Division of the Los Angeles County Development Authority for where he oversaw the county’s redevelopment initiatives, revolving loan portfolio, construction administration, and the nation’s largest urban county district Community Development Block Grant (CDBG) program. He played a lead role in developing and administering more than \$150M in COVID-19 economic recovery programs such as business micro-grants, loans and childcare. Additionally, Davon led the Downtown Partnership of Baltimore to win an Award of Excellence in economic development for “TechConnect”, a business attraction program, from the International Downtown Association (IDA).

Davon has served in numerous volunteer leadership roles throughout his career. Locally, Davon is on the Board of Directors of UNITY for Greater New Orleans, a non-profit dedicated to ending homelessness. He is a member of the IDA Board of Directors and a former Vice Chair. Davon has been also extensively involved in ICSC where he currently serves on its Board of Trustees and is a past Western Division P3 Public Chair, past Eastern Division P3 Public Sector Chair, and former faculty member of its University of Shopping Centers. Davon has also contributed to advisory/technical panels for both the Urban Land Institute (ULI) and IDA. Finally, his writings have been published by ICSC, IDA, and ULI.

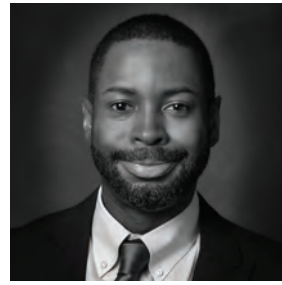


**DAMON BURNS**  
CEO  
Finance New Orleans

Damon Burns is an executive leader and entrepreneur with experience spanning the areas of investment banking, affordable housing, economic development, climate sustainability, and financial technology. His professional career began in 2004 and includes time as a banker serving public agencies, launching a financial technology startup, and public sector leadership. Since July 2016, he has served as Chief Executive Officer of Finance New Orleans, a quasi-governmental green financial institution with a mission to invest in climate resilient affordable housing and economic development projects that physically transform New Orleans.

## SRED 6740: Research

Directed Research Panelists - AM  
Friday, April 28, 2023



**FRED NEAL, AICP**  
Director of Planning  
Villavaso and Associates

Fred Neal Jr. is Director of Planning with Villavaso and Associates. He is a AICP certified planner with a diverse urban planning background, including expertise in land use and resiliency planning, land use regulations and codes development, environmental planning, community engagement, and grant writing.

In 2018, Mayor Cantrell appointed Fred to the Board of Commissioners for the New Orleans Regional Transit Authority, where he serves as chair of the Operations and Administration Committee and liaison to the Riders Advisory Committee. Fred is a Trustee at TransitCenter, serves on the boards of RIDE New Orleans and Make Music NOLA, and has been a member of the 610 Stompers since 2012.

Fred lives in the historic Central City neighborhood of New Orleans and happily uses the bus, streetcar and bike for many of his daily trips.



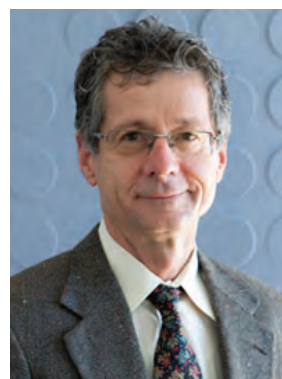
**KRISTIN GISLESON PALMER**  
President & Owner  
Bargeboard, LLC

President & Owner of Bargeboard, Kristin Gisleson Palmer founded Bargeboard in 2014 to personally address the rampant blight that previously existed in Old Algiers. With a career-long focus on improving historic neighborhoods of New Orleans and an extensive background in housing, Kristin (and her husband Bobby) have personally invested in the neighborhoods of Algiers Point and Algiers Riverview for over 30 years.

Kristin believes in a comprehensive approach to neighborhood revitalization and has partnered with a number of local non-profits to work toward the greater goal of having a diverse and thriving community in Old Algiers. "Housing should be affordable and accessible for all people with all income levels" With that in mind, Bargeboard has produced housing for every income level and every size from under 600 square feet to over 3,000 square feet. It has now expanded from a development company to also being a licensed contractor and operating a fully functioning millshop. The millshop allows Bargeboard to authentically produce millwork for historic properties and to produce unique cabinetry for its homes.

Kristin and Bobby's hard work has contributed to tremendous community improvement in these historic neighborhoods. Bargeboard and the Palmers have renovated, built, or are in process of building & renovating more than 70 properties in Old Algiers, thereby putting these previously vacant and/or blighted properties back into commerce.

Kristin lives in Algiers Point with her husband, Bobby, their three daughters and a son- on the same block where they purchased and renovated their first home at the age of 24.



**MARK SCHEXNAYDER**  
Senior Biologist  
Batture, LLC

Mark Schexnayder, MS, is a career biologist who joined the Batture team in 2020. Over his career, he earned respected roles such as Louisiana Department of Wildlife and Fisheries (LDWF) Louisiana shrimp program manager and the Director of the LDWF Marine Laboratory on Grand Terre before joining LSU AgCenter in 2000 as a Coastal Advisor. He was named a Special Assistant to the Chancellor to oversee recovery efforts in the Greater New Orleans

Area after Hurricane Katrina. Mark helped craft the Bayou St. John Management Plan and lead several restoration projects in the bayou and in New Orleans City Park, such as removal of a dam on Bayou St John and the Big Lake enhancements. He also was part of a team that installed nine artificial fishing reefs in Lake Pontchartrain. When the 2010 BP oil spill occurred, Mark returned to LDWF to help coordinate fisheries recovery efforts. As Deputy Assistant Secretary for the Office of Fisheries, his projects included the development of seafood sustainability, certification and traceability programs. Additionally, he represented LDWF on the Crab, Shrimp and Oyster Task Forces. As an employee of Batture, Mark is able to apply his talents to public parks and coastal projects, as well as local, State and Federal government projects.



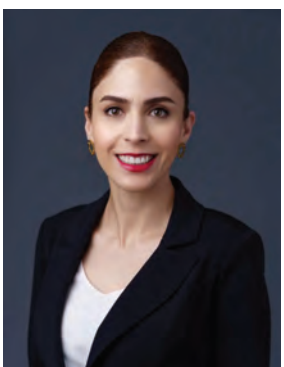
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## **KARI GODCHAUX** Principal Urban Planner City of New Orleans

Kari M. Godchaux, M.S. is a Principal Urban Planner and Brownfields Manager for the City of New Orleans, City Planning Commission. She has twelve years of experience working directly in the fields of Brownfield Redevelopment, Historic Preservation and Urban Planning, in the public and private sectors. Kari is a certified Architectural Historian under the United States Secretary of Interior Standards. Her educational background includes a BA from Loyola University New Orleans in History and a MS in Historic Preservation from Eastern Michigan University. Former experience includes project redevelopment, brownfield management and built-environment research in Detroit, Puerto Rico, Berlin, Venice (Italy) and New Orleans. Professional background includes architectural site design and development, project management, adaptive re-use, managing historic capital projects, governmental work, legacy project contributions, brownfield redevelopment, writing, research, field work, post disaster remediation, National Register Nominations, and cultural resource development.



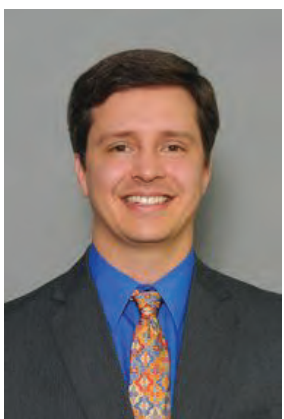
## **ALEJANDRA GUZMAN** Chief Business Development Officer LSU Health Foundation

Guzmán brings more than 15 years of experience in economic and community development, social responsibility, and new business development. She has advanced urban and community development for real estate projects valued at more than \$200 million and led risk management for assets of more than \$400 million. In her role as Vice President of Real Estate and

Capital Investments at the New Orleans Business Alliance (NOLABA), Guzmán developed and executed real estate, policy, and partnership strategies to promote the development of communities that have been handicapped by disinvestment.

Guzmán received her Masters in Business Administration in 2012 from Tulane University's A.B. Freeman School of Business in New Orleans after receiving her Masters in Corporate Social Responsibility at Universidad Regiomontana S.C. and her BA in Organizational Psychology from Tecnológico de Monterrey in Monterrey, Nuevo León in México.

In her role at the LSU Health Foundation, Guzmán will manage public-private partnerships and execute new business initiatives that support the growth and success of LSU School of Health and Science as well as the community we serve.



## **SETH KNUDSEN** Chief of Strategy New Orleans Redevelopment Auth.

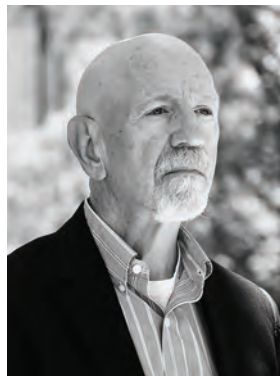
Seth Knudsen is the Chief of Strategy, Programs, and Projects, for the New Orleans Redevelopment Authority. Seth leads development of the agency's strategy as well as the design and implementation of NORA's Residential Development, Commercial Revitalization, and Land Stewardship programs and projects.

Seth previously served NORA as the Director of Real Estate Development and Planning, in which he advanced and leveraged NORA's partnerships, property dispositions and investments in hundreds of affordable housing, catalytic community economic development, and green infrastructure projects across the city. Prior to his tenure at NORA, Seth held various roles in local government which included managing planning and development initiatives at the Housing Authority (HANO), City Planning Commission, Office of Recovery Management and in the CAO's office, as well as the non-profit City-Works.

Seth holds a Bachelor's degree in Urban Studies from Tulane University, a Master's degree in City Planning and Graduate Certificate in Urban Design from the Massachusetts Institute of Technology and a Graduate Certificate in Urban Redevelopment from the University of Pennsylvania. He is also certified as an Economic Development Finance Professional (EDFP), Green Infrastructure Practitioner (GIP), and Leadership in Energy and Environmental Design (LEED) Green Associate.

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## **MATTHEW PERRENOD** Principal Mission Enterprise Strategies

Matthew Perrenod is the principal owner of Mission Enterprise Strategies (MES), a business consultancy to high-capacity nonprofit organizations engaged in affordable housing and community development.

Prior to founding MES in 2015, Perrenod served in several capacities at the Housing Partnership Network (HPN), beginning in 2000. His work as Chief Lending Officer, and then as Chief Innovation Officer provided the opportunity for an in-depth examination of successful nonprofit housing organizations working at scale, and both their successes and challenges. Following the mortgage credit and foreclosure crisis of 2008, he led HPN's practice in the area, working with approximately 30 HPN members focusing on the challenges of single-family development and finance. Working with the strong HPN membership, he helped establish several new cooperative business lines that contributed to the mission and economic goals of these organizations, and of HPN itself, including the National Community Stabilization Trust and the ReClaim Project, both focused on the recovery of distressed single-family assets. He was also instrumental in the founding of Develop Detroit and its predecessor model, the Gulf Coast Housing Partnership, to provide needed mission-driven real estate development and management capacity in highly distressed communities. Perrenod has overseen the development of more than 2000 affordable homes nationwide, including both rental and homes for sale, and the financing of nearly 15,000 others. He contributed several titles to Enterprise Communities' Community Development Library series. He is a 1978 graduate of the University of Chicago, where he earned Special Honors.



## **JOY WILLIG** Adjunct Assistant Professor Tulane University

Joy Willig has 30 years of experience as an attorney and senior advisor specializing in real estate development and finance, with significant expertise in legal analysis, negotiation, and problem-solving. She has served as Senior Vice President and Counsel and as a senior executive of multiple state agencies in New York state, as Advisor to the Director of Real Estate Planning and Development for the Housing Authority of New Orleans, and Development Consultant to HRI Properties. She has been of counsel to Jones Walker, LLP and continues to consult with and advise real estate consulting firms and law practices in New York state and New Orleans. Joy has been instrumental in the financial and legal structuring of complex multi-family housing and mixed-use projects in New York City, New York state and New Orleans.

She has a J.D. from Cardozo Law School and a Bachelor of Science from Cornell University. Joy has taught Legal Issues in Real Estate Development since 2013 and is passionate about continuing to learn more about best teaching practices.



## **LAURA WOLTANSKI** Director, Real Estate Finance Walker & Dunlop

Laura joined Walker & Dunlop in early 2010 as a part-time administrative assistant while completing her Master's Degree. She now serves as Director with W&D's Affordable Housing platform. Laura works directly with clients to provide various financing executions for multifamily and commercial transactions nationwide, focusing on affordable housing development, preservation, and resyndication. She is responsible for the loan process from quote to close. Since her time with W&D, she has helped arranged over \$21 billion dollars of financing. Laura received a Bachelor's Degree from Michigan State University and a Master's of Urban and Regional Planning Degree from the University of New Orleans.