Leveraging Opportunity Zones for Community Benefit

Speaker Biographies

Nick Brunick is a partner at Applegate & Thorne-Thomsen, P.C., a Chicago-based law firm with a national practice in affordable housing and community development law. Brunick and his colleagues use their knowledge in corporate, real estate, financing, zoning, and tax law to effectively mix private enterprise, social vision, and public policy to create transformative commercial, residential, and mixed-use projects. Brunick represents developers (both for- and not for profit) who use various financing sources to build or rehab housing; launch new businesses; or create schools, health centers, grocery stores, early childhood centers, manufacturing facilities, or other enterprises or institutions necessary for healthy and competitive communities. Brunick also represents lenders bringing capital to underserved communities, creating innovative loan funds, and financing for affordable housing and small businesses. In addition to structuring creative real estate projects, Brunick serves as general counsel to several community development corporations, housing developers, and community development financial institution lenders, advising them on broader strategic and corporate issues. Brunick is active on several civic and not-for-profit boards focused on advocating and organizing for affordable housing, economic development, and equal opportunity. Among these, Brunick serves as board president of BPI, vice president of the Illinois Housing Council, on the steering committee for United Power for Action and Justice, and as outside general counsel for the Community Investment Corporation.

Jim Casselberry has over 30 years of experience in impact investing, investment management, and investment consulting. Casselberry is the chief investment officer at Sarowitz Family, LLC, which focuses on impact- and mission-related investing. Casselberry is a board member at the Julian Grace Foundation and chair of its investment committee. He is also a board member of Arc Chicago, LLC, the appointed board of Benefit Chicago, a collaboration between The Chicago Community Trust, the John D. and Catherine T. MacArthur Foundation, and Calvert Foundation. Casselberry has held senior roles at NexTier Companies, LLC, and Dearborn Park Group, LLC, which both offer strategic consulting advice to investment management and financial services firms. Before Dearborn Park Group, he was a principal at Ennis Knupp and Associates Inc. and served as the primary consultant; the leader of Ennis Knupp’s Emerging Manager Advisory Council; and a member of the firm’s global equity research group, private equity research group, and the fixed income advisory council. Casselberry has held leadership positions with Trias Capital Management, LLC, Wedgewood Capital Management, Inc., and The John D. and Catherine T. MacArthur Foundation. He began his career at First Chicago Corporation and Arthur D. Little Valuation, Inc. Casselberry has been an adjunct professor at Valparaiso University, teaching in the College of Business masters of business administration program, and at the Lutheran School of Theology at Chicago. Casselberry received a bachelor of science in economics from the University of Illinois and a masters of business administration from the University of Chicago Booth School of Business.

Derek Douglas, vice president for civic engagement and external affairs, serves as an officer of the University of Chicago and leads the University’s local, regional, national, and global efforts on civic engagement, corporate partnerships, and urban development. In this regard, Douglas leads the University’s efforts to engage with, and have a direct impact on, the lives of people living in Chicago and in cities across the country and around the world. Douglas manages a portfolio that includes several
outward-facing operating units of the University, including real estate/economic development, Office of Business Diversity, Office of Civic Engagement, Office of Corporate Relations, and the Offices of Federal and State Government Relations. From 2009 to 2012, Douglas served on the White House Domestic Policy Council as special assistant to President Barack Obama for urban affairs, where he led the White House’s work on urban and metropolitan policy issues. Before his White House service, Douglas worked as Washington counsel to New York Governor David A. Paterson and director of the New York State Washington, DC, office. Douglas also has served as associate director of economic policy at the Center for American Progress, where he founded and served as director of the Economic Mobility Program. Douglas serves on the boards of Argonne National Laboratory, Low Income Investment Fund, Skills for Chicagoland’s Future, Teach for America-Chicago, and University of Chicago Laboratory Schools. Douglas graduated from the University of Michigan with highest honors in economics from the Yale Law School.

**Helene D. Gayle** is president and CEO of The Chicago Community Trust. Before assuming leadership of the Trust in October 2017, Gayle was CEO of McKinsey Social Initiative (now McKinsey.org), a nonprofit that builds partnerships for social impact. For almost a decade, she was president and CEO of CARE, a leading international humanitarian organization. An expert on global development and humanitarian and health issues, Gayle spent 20 years with the Centers for Disease Control and Prevention, working primarily on HIV/AIDS research. She also worked at the Bill & Melinda Gates Foundation, directing programs on HIV/AIDS and other global health issues. Gayle serves on public company and nonprofit boards including The Coca-Cola Company, Colgate-Palmolive Company, the Rockefeller Foundation, Brookings Institution, the Center for Strategic and International Studies, New America, and the ONE Campaign. She is a member of the Council on Foreign Relations, the American Public Health Association, the National Academy of Medicine, the National Medical Association, and the American Academy of Pediatrics. Named one of *Forbes’s* “100 Most Powerful Women” and one of *NonProfit Times*’ “Power and Influence Top 50,” she has authored numerous articles on global and domestic public health issues, poverty alleviation, gender equality, and social justice. Gayle earned a bachelor of arts in psychology at Barnard College, a doctor of medicine at the University of Pennsylvania, and a master of public health from the University of Washington and Emory University. She has received 16 honorary degrees and holds faculty appointments at the University of Washington and Emory University.

**Bo Kemp**, senior director at Faegre Baker Daniels, partners with a national network of advisors, advocates, and government and business leaders to help drive growth, tackle major initiatives, and boost efficiency in municipalities. Highly experienced in structuring and executing public-private partnerships, Kemp has a reputation for driving innovation in municipal utilities, public infrastructure, and economic development for "legacy" cities. Kemp spent the first decade of his professional career in finance with Morgan Stanley and TSG Capital Group, a private equity group. Then, after leading Cory A. Booker’s successful transition to the office of Mayor of Newark, New Jersey, Kemp became the city’s business administrator, or chief operating officer. For the last 15 years, Kemp has worked with municipal executives around the country to address some of the hardest to solve problems and has now turned his attention to Opportunity Zones. Kemp is a graduate of Yale University and Harvard Business School.

**Victoria Lakes-Battle** is IFF’s first-ever executive director for the Chicago region. She provides broad strategic oversight of the organization’s full range of services in IFF’s oldest and largest market. Lakes-Battle joined IFF in 2014 as director of lending for Northern Illinois and the Chicago metro area. She brings more than 25 years of experience in commercial banking, lending, New Markets Tax Credit investing, and executive-level management with the Chicago-area community and community development financial institution banks.
Scott Maxfield is a vice president in the Urban Investment Group, a domestic, multiasset class investing and lending business that provides equity and debt to real estate projects and social enterprises. Urban Investment Group commits approximately $1 billion annually to community and economic development investments in underserved neighborhoods. Maxfield is an investing lead focused on mixed-income housing, affordable housing, energy efficiency, education, and other community facilities transactions. He has worked on a broad range of transactions, including projects eligible for New Markets Tax Credits, Low-Income Housing Tax Credits, and Historic Tax Credits, as well as limited partner equity, construction loans, term loans, and tax-exempt financing. He received a bachelor of arts from Columbia College at Columbia University.

Matt Reilein is managing director and partner at Cresset Partners, overseeing community development. Reilein has a deep background in community development finance and impact investing. He has spent more than 15 years forming relationships and building teams to deliver market-driven capital to low-income communities as head of impact investing with O’Brien-Staley Partners, and prior to that as managing director for community development banking with JPMorgan Chase. Reilein built JPMorgan Chase’s New Markets Tax Credit business, overseeing more than $5 billion of qualified investments into low-income communities. Additionally, Reilein was the president of JPMorgan Chase’s propriety Community Development Entity and led the community development intermediary lending business, which makes loans to community development financial institutions and Low-Income Housing Tax Credit syndicators. In addition to his work with prior firms, Reilein has been an industry leader. He currently serves as chair of the board of directors of the Chicago Community Loan Fund. He previously served on the executive committee of the New Markets Tax Credit Coalition and has been deeply involved with the CDFI Fund at the US Treasury on market dynamics.

Juan Salgado, chancellor of City Colleges of Chicago, has focused his more than 20-year career on improving education and economic opportunities for residents in low-income communities. As chancellor, he oversees Chicago’s community college system, serving more than 80,000 students across seven colleges. From 2001 to 2017, he served as CEO of Instituto del Progreso Latino, where he worked to empower residents of Chicago’s southwest side through education, citizenship, and skill-building programs that led to sustainable employment and economic stability. Chancellor Salgado is a community college graduate, having earned an associate’s degree from Moraine Valley Community College, before earning a bachelor’s degree from Illinois Wesleyan University and a master’s degree in urban planning from the University of Illinois at Urbana-Champaign. Chancellor Salgado has been nationally recognized for his work, including as a 2015 MacArthur Fellow, one of the most prestigious innovation prizes in the United States. Among his civic commitments, he serves as a board member of the Obama Foundation.

Julia Stasch is president of the John D. and Catherine T. MacArthur Foundation, one of the nation’s largest philanthropies. With a broad background of leadership in the business, governmental, and philanthropic sectors, she has served as the foundation’s president since July 2014. Stasch joined the foundation in 2001 as vice president for US programs, responsible for major work in the United States, including strategies related to justice, housing, education, community and economic development, and social and economic policy. Before joining the foundation, she worked for the City of Chicago, first as commissioner of the Department of Housing and as chief of staff to then Mayor Richard M. Daley. From 1996 to 1997, Stasch was president and chief executive officer of Shorebank Chicago Companies, including South Shore Bank, the nation’s first community development bank. In 1977, she was one of four employees of Chicago-based real estate development firm Stein & Company. When she left in 1996, as president and chief operating officer, the staff numbered 220 and projects included the Metcalfe Federal Building, Chicago’s United Center, and expansion of McCormick Place. While at Stein and Company, she was nationally known for her work to include women and minorities in the construction
industry. During the first Clinton Administration, Stasch served as deputy administrator of the General Services Administration, which manages government-wide building construction, leasing, and management. Stasch is a summa cum laude graduate of Loyola University and holds a master's degree from the University of Illinois at Chicago.

Brett Theodos directs the Community Economic Development Hub at the Urban Institute, where he is a principal research associate in the Metropolitan Housing and Communities Policy Center. His work focuses on economic and community development, neighborhood change, consumer finance, and program evaluation and learning. He currently leads several efforts to study and inform the implementation of Opportunity Zones. His other work includes studies of the New Markets Tax Credits program; the Economic Development Administration; the Small Business Administration’s loan and investment programs; the Department of Housing and Urban Development’s Community Development Block Grant and Section 108 programs; and the Department of Housing and Urban Development’s Strong Cities, Strong Communities National Resource Network. He is currently studying community development financial institutions—their capitalization strategies and opportunities for scaling impact and researching investment flows into Detroit, Baltimore, and Chicago. He is also investigating the effects of several large place-based initiatives. Theodos also codirects Measure4Change, which provides technical assistance to nonprofits in performance measurement and facilitates a peer learning community.

Sarah Rosen Wartell became president of the Urban Institute in 2012 and is the third president since Urban was founded in 1968. During her tenure, Urban has articulated its strategy to “elevate the debate” by bringing more of its research insights to federal, state, and local government and practice; becoming a leader in research communications and data visualization; and undertaking an ambitious program of business systems and technology modernization. Previously, Wartell was deputy assistant to the president for economic policy and deputy director of the National Economic Council. At the US Department of Housing and Urban Development from 1993 to 1998, she advised the federal housing commissioner on housing finance, mortgage markets, and consumer protection. After government service, Wartell was the founding chief operating officer and then executive vice president of the Center for American Progress. Her work focused on the economy and housing markets, and she directed the Mortgage Finance Working Group and Doing What Works government performance program. Before her tenure in government, she practiced law with the Washington, DC, firm Arnold & Porter. Wartell has a bachelor of arts with honors in urban affairs from Princeton University’s Woodrow Wilson School of Public and International Affairs. She has a juris doctor from Yale Law School.