On behalf of Rhode Island Infrastructure Bank, I would like to personally welcome each of you to the second annual Rhode Island Infrastructure Summit.

It is an exciting time for Rhode Island as our state’s economy continues to grow, businesses expand, and opportunities for workers abound. To ensure that Rhode Island continues to grow, it needs world-class infrastructure that can meet the needs of residents and businesses. From roads and airports to sewer pipes and solar arrays, we can invest in infrastructure that returns a triple bottom line – infrastructure that is good for the environment, creates good jobs for Rhode Islanders, and is positive for the economy.

As the central hub for financing local infrastructure improvements in Rhode Island, the Infrastructure Bank provides a variety of innovative financing programs for municipalities, businesses and homeowners. The quality of life projects financed by the Infrastructure Bank create jobs, promote economic development, and enhance the environment. We are working every day to bring capital to the table for these vital projects.

Today’s Summit brings together experts in the fields of green infrastructure and resiliency, economic development, clean energy finance and delivery, and housing. The conversations will be centered around the demands that a growing economy places on our infrastructure and the different tools that are available to meet these demands. We welcome your participation and engagement as we explore the future of infrastructure in Rhode Island.

To put the day’s discussions into context, over the past twelve months, the Infrastructure Bank has invested over $80 million in local infrastructure. These investments have created or supported over 1,800 jobs in Rhode Island. The impact of our new programs has already saved six municipalities over $60 million and local businesses over $7 million through reduced energy costs. Our programs have increased access to low-cost capital for residential property owners to finance septic system repairs and close cesspools, improved access to safe, clean drinking water, helped cities and towns repair vital roads and bridges, and helped to protect important infrastructure from extreme weather events.

I would like to thank each of you for attending this Summit and bringing your expertise to our gathering. Our partnership with you and your respective organizations is critical to the long-term success of Rhode Island.

Sincerely,

Jeffrey R. Diehl
Executive Director/CEO
Rhode Island Infrastructure Bank
2018 Rhode Island Infrastructure Summit Agenda

8:30am  Registration & Coffee/Breakfast
         [Ballroom A]

9:00am  Introductory Remarks
         [Ballroom A]
         Merrill Sherman, Chair, Rhode Island Infrastructure Bank
         Jeffrey R. Diehl, CEO, Rhode Island Infrastructure Bank

9:15am  Opening Remarks
         [Ballroom A]
         Senator Jack Reed

9:30am  Keynote Address
         [Ballroom A]
         Armand E. Sabitoni, General Secretary-Treasurer and New England
         Regional Manager, Laborers’ International Union of North America

10:00am “How Rhode Island’s Infrastructure Stacks Up
         [Ballroom A]
         Brian Pallasch, Managing Director, American Society of Civil Engineers

10:45am  Networking and Coffee

11:00am Breakout Sessions
        Green Infrastructure & Resiliency
        Resilient Rhody: Applying Lessons from the Region
        [Meeting Room 550]
        Economic Development
        Municipal Tax-Increment Financing: Rhode Island’s Enhanced Tool for Economic
        and Community Development
        [Meeting Room 551]
        Clean Energy
        Accelerating Energy Efficiency Investments with C-PACE
        [Meeting Room 552]
        Housing
        State of the State’s Housing Infrastructure
        [Meeting Room 553]
2018 Rhode Island Infrastructure Summit Agenda

12:00pm  Lunch
[Ballroom A]
Congressman David Cicilline
General Treasurer Seth Magaziner

Keynote Address
Alan Rubin, Principal, Blank Rome Government Relations

1:15pm  Breakout Sessions

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<th>Economic Development</th>
<th>Clean Energy</th>
<th>Housing</th>
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2:15pm  Networking and Coffee

2:30pm  Panel Discussion: “The Next Decade of Rhode Island Infrastructure”
[Ballroom A]
Dr. Nicole Alexander-Scott, Director, Rhode Island Department of Health
Jeffrey R. Diehl, CEO, Rhode Island Infrastructure Bank
Carol Grant, Commissioner, Rhode Island Office of Energy Resources
Terry Gray, Associate Director, RI Department of Environmental Management
Macky McCleary, Administrator, RI Division of Public Utilities and Carriers
Jesse Saglio, President, Rhode Island Commerce Corporation

3:30pm  Reception
Rotunda
Summit Speakers

Morning Keynote

Armand E. Sabitoni

*General Secretary-Treasurer and New England Regional Manager, Laborers’ International Union of North America*

Armand E. Sabitoni is a second-generation Laborer, who worked his way from general construction laborer to one of the highest offices of the Laborers’ International Union of North America (LIUNA). Sabitoni has led the union’s effort to strengthen Laborers’ training programs, known by many as among the best adult education programs in North America. Under his leadership, the union is instituting apprenticeship and training programs designed to advance laborers careers and meet the needs of the industry.

In addition to improving construction craft training for laborers, Sabitoni spearheaded the founding of the union’s first construction charter school for high school students. The school teaches students about the construction industry and opens the door to job opportunities upon graduation. The Cranston, Rhode Island school has won praise from the community and the construction industry, and prompted Engineering News Record magazine to name Sabitoni a Newsmaker of the Year in 2003. A member of Laborers’ Local Union 271, Providence, Rhode Island, he worked as a construction laborer while attending the University of Rhode Island. Sabitoni continued his studies at the New England School of Law in Boston, graduating in 1980.

Rising steadily through the ranks of LIUNA at the local, district council, and international levels, Sabitoni has held the positions of Auditor, Vice President, and President of Local Union 271, Business Manager and Secretary-Treasurer of the Rhode Island Laborers’ District Council, LIUNA Vice President and New England Regional Manager, and Assistant to the General President. Sabitoni became General Secretary-Treasurer, LIUNA's second highest-ranking office, on May 1, 2001. He continues to serve as New England Regional Manager, representing more than 60,000 members across the six New England states, as well as most of New York State.

Widely known for his commitment to workers’ health and safety and his staunch support of fair and equitable workers’ compensation laws, Sabitoni chairs the national Laborers’ Health and Safety Fund of North America (LHSFNA), the national Laborers’-Employers Cooperation and Education Trust Fund (LECET), the LIUNA Health and Welfare Fund, and the Service Contract Education & Training Trust Fund (SCETT). He also chairs several additional national and regional funds dealing with labor-management cooperation, health and safety, pensions and investments. Additionally, he serves as Treasurer of the Laborers’ Political League.

Throughout his long career of service to the Laborers’ International Union of North America, Sabitoni has received numerous awards recognizing his outstanding leadership and his many contributions to improving the quality of life for working families. A native of Providence, Rhode Island, he and his wife Linda reside in Narragansett, Rhode Island and have two grown children and one grandchild.
Afternoon Keynote

Alan Rubin
Principal, Blank Rome Government Relations

Alan Rubin has over 30 years of experience serving as a government relations strategic professional. Alan provides lobbying and advisory services to a wide range of clients in a variety of industries, notably in the banking and finance industries at the state and federal levels of government, focusing on municipal finance and green bond initiatives. He has also worked for clients in the sports, entertainment, national security, defense, and technology sectors.

Prior to joining Blank Rome Government Relations, Alan served as a principal at ADR Consulting Services where he conducted significant fundraising efforts for the Clinton 2016 Election Campaign as well as actively supported and assisted clients at the highest levels on various key initiatives.

Alan previously served as a managing director at Tigress Financial services, providing advisory services to clients with resiliency planning, municipal bond issues, and disaster planning/storm financing matters. He also performed an analysis of the first MTA green bond for $250 million after Hurricane Sandy; provided advisory services for the comptroller of New York City for the city’s green bond underwriting program; and provided net neutrality advisory services for Bittorent in Washington, D.C., working with the Federal Communications Commission (“FCC”) on getting approvals under then-FCC Chairman Tom Wheeler.

He also has experience working in the legal industry, previously serving as a principal in the public strategies group of an Am Law 100 firm. In this capacity, he provided lobbying services to clients in the finance, education, disaster planning, and government contracting arenas of the firm’s New York, Washington, D.C., and Miami markets.

At Lehman Brothers’ investment banking division, Alan helped design and underwrite the catastrophic fund for hurricane relief and the rebuilding of the state of Florida. He served as the executive director of Beacon Council (the Miami-Dade Economic Development Agency), leading major reconstruction efforts after Hurricane Andrew and facilitating the economic recovery of small businesses devastated by the storm.

Alan is recognized as a leading professional in the field of natural and man-made disasters. He is the pioneer of designing the model for communities faced with base closure and economic downturn for the Department of Defense, with Secretary of Defense William Perry announcing that the plan was the “model for the nation” for communities affected by base closure.
Introductory Remarks

Merrill Sherman
Chair of the Board, Rhode Island Infrastructure Bank

Ms. Sherman, a resident of Jamestown, Rhode Island, is a co-founder of Bank Rhode Island and the former President and CEO of three community banks and two publicly-traded bank holding companies. She also was appointed by Governor Raimondo to serve on the Board of Directors of the Rhode Island Health and Educational Building Corporation, a Rhode Island quasi-public agency. Ms. Sherman serves on the Boards of Directors of Brookline Bank Corp., Inc (NASDAQ: BRKL), Brookline Bank and Blue Cross/Blue Shield of Rhode Island (Finance Committee Chair). In addition, she serves on the Boards of Trustees of Johnson & Wales University (Investment Committee Chair) and the Preservation Society of Newport County. Ms. Sherman graduated from Mount Holyoke College and the University of Denver, College of Law.

Jeffrey R. Diehl
Executive Director and Chief Executive Officer, Rhode Island Infrastructure Bank

Jeffrey R. Diehl is the Executive Director and CEO of Rhode Island Infrastructure Bank. Mr. Diehl has over 35 years of experience in public finance and prior to this role was the Managing Partner of Strategic Sovereign Advisors LLC, a consulting firm advising governments and financial institutions. Previously, he held various senior positions at HSBC, a global financial institution, including Vice Chairman–US Public Sector and Global Head of Public Sector Banking. He holds BA and MBA degrees from the University of Michigan.

Opening Remarks

The Honorable Jack Reed
U.S. Senator

Senator Jack Reed has represented Rhode Island in the United States Senate since his election in 1996. A Cranston native, Reed graduated from La Salle Academy and subsequently attended the United States Military Academy at West Point. After his graduation from West Point in 1971, Reed served in the United States Army 82nd Airborne Division. In addition to serving as an Infantry Platoon Leader, Company Commander, and Battalion Staff Officer, Reed also taught economics and international relations to cadets at West Point. Following his resignation from activity duty in 1979, Reed practiced law with a specialization in banking and securities law.

Reed was first elected to the Rhode Island State Senate in 1984 and served three terms before being elected to the U.S. House of Representatives in 1990. Reed currently serves as Ranking Member on the Senate Armed Services Committee and Ranking Member of the Senate Appropriations Committee Transportation, Housing and Urban Development, and Related Agencies Subcommittee, where he holds significant influence over federal spending on surface transportation, airports, and other types of infrastructure. He is also a member of the Senate Committee on Banking, Housing, and Urban Affairs.
“How Rhode Island’s Infrastructure Stacks Up”

Brian Pallasch  
Managing Director, American Society for Civil Engineers

Brian T. Pallasch, CAE, is currently Managing Director of Government Relations and Infrastructure Initiatives at the American Society of Civil Engineers (ASCE), Washington, DC. He has been responsible for managing the ASCE’s government relations department including federal and state legislative affairs, regulatory affairs, grassroots, and policy development, since joining the staff in 1999. Since 2008, Pallasch has been responsible for managing ASCE’s strategic initiative regarding infrastructure including development of the Infrastructure Report Card, and the Failure to Act economic studies. Pallasch serves on the Board of Advisors for the Eno Center for Transportation.

Prior to joining the staff of ASCE, Pallasch served as the Director of Government Relations for the American Subcontractors Association (ASA), Alexandria, VA for three years where he was responsible for all Federal and state relations. Pallasch holds a Master of Arts degree in International Affairs from the American University, and a Bachelor of Arts degree in Journalism and International Affairs from the University of Southern California. Pallasch resides in Alexandria, VA with his wife and two children.

Breakout Sessions (Morning)

Resilient Rhody: Applying Lessons from the Region
Governor Gina Raimondo recently released Resilient Rhody: Rhode Island’s First Climate Resilience Action Strategy and this session will provide an overview of the recommended actions, implementation strategies already underway, and how lessons learned from Massachusetts and Connecticut on effectively partnering with municipalities can help Rhode Island better prepare for the effects of climate change.

Shaun O’Rourke  
Director of Stormwater & Resiliency, Rhode Island Infrastructure Bank  
Chief Resiliency Officer, State of Rhode Island

Shaun O’Rourke is Director of Stormwater and Resiliency at Rhode Island Infrastructure Bank and Chief Resilience Officer for the State of Rhode Island. Prior to joining RIIB, Shaun served as the National Green Infrastructure Director at The Trust for Public Land and was Director of Sustainable Design at the Boston Architectural College, where he continues to serve as a member of the faculty. He has also worked at AECOM in New York City as an Ecological Designer focusing on public sector infrastructure projects. Shaun holds a Master of Landscape Architecture degree from SUNY College of Environmental Science and Forestry and a B.S from University of Vermont.

Dr. Rebecca French  
Director of National Disaster Resilience and Rebuild by Design,  
Connecticut Department of Housing

Dr. Rebecca French is the Director of National Disaster Resilience and Rebuild by Design for the Connecticut Department of Housing. In this role she oversees the $54.3M grant awarded to the State of Connecticut through the US HUD National Disaster Resilience Competition as well as the Rebuild by Design pilot project in Bridgeport, CT. Dr. French serves on the Long Term Recovery Committee and the State Agencies Fostering Resilience Council. Previously she was the Director of Community Engagement for the Connecticut Institute for Policy and Leadership.
for Resilience and Climate Adaptation (CIRCA), a partnership between the University of Connecticut and the
Connecticut Department of Energy and Environmental Protection. Prior to her positions in Connecticut, she
was an AAAS Science & Technology Policy Fellow with the U.S. EPA Office of Research and Development
and an American Geophysical Union Congressional Science Fellow in the United States Senate.

Mia Mansfield
Program Manager, Climate Ready Boston

Mia Mansfield manages the Climate Ready Boston initiative for the City of Boston Office of Environment, En-
ergy and Open Space. In this role, she leads the City’s climate adaptation efforts, including implementation
of the Climate Ready Boston plan, the City’s participation in the Metro Boston Preparedness Taskforce, and
collaboration with ongoing planning processes like Imagine Boston 2030, Go Boston 2030 and the Resil-
ience Strategy. She has a Master’s in City Planning from MIT and a BA from Brandeis University.

Dr. Adam Welchel
Director of Science, The Nature Conservancy

Dr. Adam Whelchel’s twenty-seven year career in leadership positions has catalyzed partnerships with stra-
tegic direction while with government, private firms, academia, and non-profits in United States, China,
Europe, and Africa. Adam is an author, facilitator and dynamic communicator called upon to assist diverse
groups from around the world with team building, strategic planning, and community resilience. Recently,
Adam served as the lead facilitator on the Puerto Rico Climate Adaptation Plan and as a Lead Author for
U.S. National Climate Assessment. Adam is the creator of Community Resilience Building, which has helped
over 200 municipalities across seven states to date.

Municipal Tax-Increment Financing: Rhode Island’s Enhanced Tool for
Economic and Community Development

The Rhode Island General Assembly recently enacted modifications to the Tax Increment Financing (TIF)
statute. The session panel will provide an overview of statutory changes and what they mean for estab-
lishing TIF Districts and structuring project financing, including repayment of RI Infrastructure Bank loans.
The session will also present examples of TIF projects that have occurred in Connecticut, which previously
adopted similar changes to its TIF Statute.

Scott A. Gibbs
President, The Economic Development Foundation of Rhode Island
President, New England Economic Development Services, Inc.

Scott Gibbs is the President of EDFRI, a private not-for-profit economic development organization, which
focuses on real estate development and strategy formulation. Scott is also the President of New England
Economic Development Services, Inc., a wholly-owned subsidiary of EDFRI, which provides economic de-
velopment consulting and advisory services to the public and non-profit sectors. Scott has 37 years of
leadership experience in the economic development field. Prior to his position with EDFRI, Scott was the
Director of Economic Development for the City of Chicopee, Massachusetts, which received a national
award from the United States Department of Housing and Urban Development for Creative Public-Private
Partnerships. Scott is a Certified Economic Developer and has earned graduate degrees in business admin-
istration and regional planning, as well as a Doctorate in Business Administration. Working in collaboration
with Karen Grande, Esq. of Locke Lord, Scott was one of the catalysts behind the recent amendments to
Rhode Island’s Tax Increment Financing statute.
John Flaherty  
*Deputy Director, Grow Smart RI*

John is Deputy Director of Grow Smart RI, a statewide nonprofit founded in 1998 that provides policy research, development and advocacy to advance urban revitalization and sustainable economic and community development. John’s policy work is focused on the synergies of land use, economic development and public transportation as well as incentives that drive private investment to achieve public goals. In addition, John oversees Grow Smart RI’s award-winning marketing and communications and the biennial Power of Place Summit. Prior to joining Grow Smart RI, John worked for 15 years helping to build Providence into a leading convention and leisure destination as Vice President of Sales & Marketing for the Providence Warwick Convention & Visitors Bureau. A resident of North Smithfield, he served for several years on the North Smithfield Planning Board and Ordinance Review Committee, chaired the town’s Redevelopment Agency and was elected Town Council President in 2012.

Karen S. D. Grande, Esq.  
*Partner, Locke Lord*

Karen Grande is a partner at the law firm of Locke Lord LLP. For more than 30 years, Karen has served as bond counsel to cities and towns as well as to many state, regional and municipal agencies which finance public projects including school projects, health care and higher education facilities, public water supply and wastewater projects, recreational facilities and economic development projects. Karen has served as bond counsel on various redevelopment bonds and tax increment financings and has done a significant amount of legislative drafting. She has been a frequent speaker and writer on public finance subjects. Karen is a Regular Fellow of the American College of Bond Counsel and a Fellow of the Rhode Island Bar Foundation. She has been named the Best Lawyers' 2015 Providence Public Finance “Lawyer of the Year.” She has also been listed in both The Best Lawyers in America in the area of Public Finance Law as well as a Rhode Island Super Lawyer by Thomson Reuters. She has an AV (Preeminent) Rating from Martindale Hubbell.

Jim Damicis  
*Senior Vice President at Camoin Associates*

Jim Damicis is the Senior Vice President of Camoin Associates, a national full-service economic development firm. Jim has more than 25 years of experience in public policy research and analysis to lead decision making. Prior to merging with Camoin Associates, Jim built PolicyOne Research into a leading research and analysis firm in Maine, serving private and public clients throughout the Northeast. Jim is a leader in the analysis and implementation of Tax Increment Financing (TIF). He has been integrally involved in more than seventy-five projects that have integrated TIF financing into development projects serving both public and private sector clients. He has provided training to state and local officials on the effective use of TIF and developed the first TIF policy between two cities (Lewiston and Auburn Maine) that enabled them to collaborate on regional economic development initiatives. Jim is currently working on TIF projects in Maine, Massachusetts, and Connecticut. In Connecticut, he led the state’s effort to provide a guide to implementing TIF’s for CT Mainstreet and currently in Mass is working on a similar project for MassDevelopment.

**Accelerating Energy Efficiency Investments with C-PACE**

This breakout session will highlight a project case study about how commercial property owners can benefit from using the Commercial Property Assessed Clean Energy (C-PACE) program to accelerate energy efficiency improvements in their buildings. The session will include steps property owners can take to identify energy efficiency improvements and the value that C-PACE brings as a mechanism to finance these projects. The panel will also touch on the value of C-PACE as a tool to reducing financing costs associated the capital stack in a new construction project.
**Michael Baer**  
*Managing Director, Rhode Island Infrastructure Bank*

Michael Baer is Managing Director at Rhode Island Infrastructure Bank. Michael leads the Infrastructure Bank’s client management and product development business, creating financial products to fill infrastructure investment gaps for local governments, commercial and residential property owner’s in the State. Prior to joining RIIB, Michael spent three years working in New York for the Governor Cuomo Administration, as a special assistant to the Commissioner of the Department of Environmental Conservation and as a Senior Advisor at the New York State Governor’s Office of Storm Recovery. Michael started his career at JPMorgan Asset Management where he spent eight years as the Chief Financial Officer for JP Morgan Asset Management’s US Equity, Global Multi-Asset Group, Private Equity, and Hedge Fund of Funds investment platforms. Michael earned a Bachelor of Science in Business Management from Babson College and a Master of Science of Global Affairs at New York University. Michael is also a Chartered Financial Analyst.

**Ben Rivers**  
*Senior Analyst, National Grid*

Ben Rivers works for National Grid in its Strategy, Policy and Evaluation group where he strives to develop and enhance commercial and industrial energy efficiency offerings for their customers. Prior to his 9 years at National Grid Ben worked for a top five financial institution, owned a small high technology company, worked for small architecture firm, and worked at a commercial lighting company. He has degrees in finance, economics and architecture. His passions include travel, snowboarding, painting, and photography.

**Ilene Mason**  
*Founder and CEO, Rethinking Power Management*

Ilene Mason has been working on energy efficiency efforts and greenhouse gas reductions for over 16 years, and environmental issues for over 25. She founded Rethinking Power Management (RPM) in 2009 focusing on effective energy management strategies for public, non-profit and C&I clients. Her perspective is firmly on the customer’s side of the table to bring about organizational change as well as cost savings. Over the last several years, she has been working closely with National Grid to enable comprehensive energy efficiency improvements for RI municipalities and state agencies. In collaboration with RIIB, the work includes expanding access to effective funding sources across the public and C&I sectors. Prior to founding RPM, Ilene worked with the Consortium for Energy Efficiency, focusing on utility program design. She also worked with solid waste and recycling programs and public communications running the Sierra Club’s Pennsylvania State newsletter. Ilene holds a B.S. in Metallurgical Engineering from Lehigh University and an MBA from F.W. Olin School of Business at Babson College.

**Jessica Bailey**  
*Co-Founder and CEO, Greenworks Lending*

Jessica Bailey co-founded Greenworks Lending, LLC (GWL) in 2015 with the goal of accelerating Property Assessed Clean Energy-financed clean energy projects throughout the United States. At Greenworks, Jessica oversees strategy and all external relationships across business development and new markets. Prior to GWL, Bailey was with the Connecticut Green Bank as the Director of Commercial and Industrial Property Assessed Clean Energy (C-PACE), where she joined in August 2012. In this role, she designed an award-winning state-wide PACE program that allows building owners to access financing to perform clean energy improvements on their properties. Bailey worked from 2004-2012 at the Rockefeller Brothers Fund (RBF), an $800 million foundation based in New York. In 2015, Bailey was appointed to the Board of PACENow, the leading industry association and advocacy organization for PACE. She sits on the board of the New England Clean Energy Council. She received her graduate degree from Yale University and undergraduate from the University of Notre Dame. She lives in Connecticut with her husband and four children.
State of the State’s Housing Infrastructure

Rhode Island is facing a worsening shortage of housing supply. In combination with an aging housing stock that contain hazards and lack weatherization and accessibility features, the supply shortage has led to very low vacancy rates, rising housing costs and more Rhode Islanders who are housing cost burdened. This panel will look at the challenges facing the State’s housing infrastructure by region and engage participants in a discussion of how developers and municipalities can work together to address those challenges.

Barbara Fields  
*Executive Director, Rhode Island Housing*

Barbara Fields was named Executive Director of RIHousing in January 2015. RIHousing is the state’s housing bank providing mortgages for homebuyers and financing for the production and preservation of rental apartments. RIHousing has nearly $2 billion in assets and 250 employees.

Fields has 30 years of experience in expanding access to housing, building livable communities and leading economic development efforts. Previously, she served as a Presidential appointee in the Obama Administration as HUD’s New England Regional Administrator. Prior to HUD, Fields worked for 20 years as the founding Executive Director of the Rhode Island office of Local Initiatives Support Corporation (LISC), a national community development financial intermediary; there, she personally raised $30 million in philanthropic giving and managed $300 million in real estate and community investments.

Fields serves on the Advisory Council of the Federal Home Loan Bank of Boston and the Board of Directors of the National Council of State Housing Agencies (NCSHA) and has held leadership positions on other boards, including the Providence Housing Authority; and the Rhode Island Attorney General’s Commission on Lead Paint. She holds degrees from Tufts University and MIT and lives in Providence, Rhode Island.

Representative Joe Shekarchi  
*Majority Leader, Rhode Island House of Representatives*

K. Joseph Shekarchi (D) has served the residents of District 23 in Warwick since first being elected in November 2012. In 2016, his colleagues elected him as the House Majority Leader.

He has sponsored legislation to further Rhode Island’s economy, such as a job-creation law to eliminate needless delays in the regulatory process for developments and subdivisions; Unified Development Review, which expedites the local zoning review of development projects; the Qualified Jobs Incentive Act and the Premium Jobs Initiative. His leadership also led to the reform of the state’s Workers’ Compensation system, approval of two successive increases to the state’s minimum wage and elimination of the “master lever” option on the ballot.

In addition to his work in the House of Representatives, Leader Shekarchi has been very active in both the legal and business community for almost three decades. As an attorney, he practices law at his firm, Shekarchi Law Offices located in Warwick. He has been the legal counsel to the Warwick Housing Authority for more than two decades and was a former Warwick solicitor. He served as the former chairman of the R.I. Auto Dealers Hearing Board and is a former member of both the R.I. Judicial Tenure and Discipline Board and the Coastal Resource Management Council. Leader Shekarchi holds both an undergraduate and law degree from Suffolk University.
Joe Garlick  
*Executive Director, NeighborWorks Blackstone River Valley*

Joe Garlick has served as the Executive Director of NeighborWorks Blackstone River Valley, a non-profit NeighborWorks America Chartered community development corporation formerly known as the Woonsocket Neighborhood Development Corporation, since 1994. In that capacity, he is responsible for creating and leading economic development, housing, community development and community building programs in both Woonsocket and throughout northern Rhode Island. Joe’s previous experience includes administering the City of Woonsocket’s Community Development Block Grant Program, and working for several community-based nonprofits, including the Joslin Community Development Corporation, SWAP and South County Community Action. Joe received his B.A. in Humanities from Providence College and a Master’s of City and Regional Planning with a specialization in Economics and Housing from Rutgers University in New Brunswick, New Jersey.

Brenda Clement  
*Director, HousingWorks RI*

Brenda is the Director of HousingWorks RI at Roger Williams University. Prior to HousingWorks, Brenda served as Executive Director of Citizens Housing and Planning Association (CHAPA) from 2012-2016 and was responsible for managing and overseeing all aspects of the agency’s work. Brenda has over 20 years of experience in the housing and community development field. She previously served as Executive Director of the Housing Action Coalition of Rhode Island, a statewide affordable housing advocacy organization, and as Executive Director of the Housing Network, the Rhode Island trade association for community development corporations. Brenda is also a founding member of the New England Housing Network and served on the Board of the National Low Income Housing Coalition for nine years and just recently completed her term as Chair. She has a Bachelor of Arts in Political Science/Economics from Providence College and a Juris Doctor from Washington College of Law at American University.

David Caldwell  
*President, Rhode Island Builders Association*

Dave Caldwell is a nationally recognized leader in energy efficient residential construction. Currently, he is the Vice President, Operations of Caldwell & Johnson Custom Home and the Managing Director of Caldwell Realty, LLC. He previously served as the Project Manager of Clark Construction Group. Dave served as a U.S. Marine Corps Commissioned Officer from 1998 – 2006, and is an Iraq Veteran. He earned a Masters Degree in Political Science from Columbia University and holds an MBA from the University of California, Irvine. Dave is the President of the Rhode Island Builders Association and serves on the State of RI Housing Resources Commission, the State of RI Climate Change Coordinating Council Advisory Board, and is a board member of HousingWorks RI, amongst other civic engagements.
Lunch Speakers

The Honorable David Cicilline
U.S. Representative

Congressman David N. Cicilline is currently serving his fourth term representing Rhode Island’s First Congressional District in the U.S. House of Representatives, having first been elected in 2010. Cicilline serves on the Foreign Affairs and Judiciary Committees and is the ranking member on the House Judiciary Committee’s Subcommittee on Regulatory Reform, Commercial and Antitrust Law (RRCAL). He is also a member of the House Democratic Leadership as Co-Chair of the Democratic Policy and Communications Committee (DPCC). Through this role, he has helped craft a bold plan to invest $1 trillion dollars to rebuild our crumbling infrastructure and create millions of good paying jobs fixing our roads, bridges, transit, schools, airports, ports, waterways, and more.

The Honorable Seth Magaziner
General Treasurer, State of Rhode Island

Seth Magaziner is General Treasurer of the State of Rhode Island where he is working to restore financial stability and expand economic opportunity for all Rhode Islanders. Since taking office in January 2015, Seth has used the office to help create jobs, strengthen the state’s $8.4 billion pension fund, and ensure all public servants have the dignity of a stable and secure retirement. Under Treasurer Magaziner’s leadership, the Rhode Island Treasury has become a national leader in transparency, launched the Rhode Island Infrastructure Bank, and developed a Back to Basics investment strategy to provide better performance and less risk to the state’s pension fund.

A native of Bristol, Rhode Island, Seth attended Brown University and earned a Master’s in Business Administration from Yale. Seth began his career as a public elementary school teacher in rural Louisiana in the aftermath of Hurricane Katrina. After business school, he moved to Providence and was vice president at Trillium Asset Management, a Boston based investment firm that specializes in socially responsible investments.
Financing Green Stormwater Infrastructure Projects: Moving from Pilot Projects to Scale

Implementing innovative green stormwater infrastructure always requires a combination of limited federal, state, and local funding sources. This funding quilt for project delivery challenges the opportunity for implementation at scale and stretches the project timeline, leading to increased overall cost. This session will highlight new and emerging funding and financing mechanisms being developed in Rhode Island and across the region to accelerate green stormwater infrastructure projects.

Ed Suslovic
Program Manager, New England Environmental Finance Center

Ed Suslovic is a Program Associate at the New England Environmental Finance Center. He has previously served as Mayor and City Councilor of Portland ME as well as in the Maine House of Representatives. His areas of policy expertise include environment and sustainability, transportation, finance and taxation, public safety and public health. He has been President of both the Greater Portland Council of Governments as well as the Greater Portland Transit District. He has also been a member of the Board of Directors of eco-maine, a municipally owned waste-to-energy and single-sort recycling facility for 10 years.

Jim Gebhardt
Senior Finance Advisor, US EPA Water Infrastructure and Resiliency Finance Center

Jim is a Senior Finance Advisor to EPA's Office of Water. Jim has over 30 years of career experience in public finance, bond insurance and investment management including 20 years as Chief Financial Officer of the New York State Environmental Facilities Corporation (“EFC”). He was responsible for overseeing EFC’s financing and investment activities, including those related to the multi-billion dollar NYS Clean Water and Drinking Water Revolving Funds. From 2007 through 2013, Jim served as USEPA’s Financial Advisory Board (“EFAB”) member. Jim has also consulted internationally having worked with the World Bank in the Philippines and the US Government in India on matters related to the development of sustainable funding facilities. He recently completed work representing EPA advising the Government of Cabo Verde. Jim earned a B.A. in Anthropology from the State University of New York (“SUNY”), Albany and a M.S. in Resource Management and Policy from the SUNY College of Environmental Science, Syracuse. He is a Chartered Financial Analyst.

Alisa Richardson
Project Engineer, Rhode Island Department of Transportation

Alisa Diaz Richardson is a Project Manager at Rhode Island Department of Transportation. She is an engineer, with a master’s degree in water quality modeling and has dedicated the last 28 years of her career to “everything water.” She is considered an expert in hydrology, stormwater, water quality, flooding and drought. She has contributed to many works such as, the streamflow depletion method, Water 2030, Hydropower Feasibility, the RIDOT Stormwater Manual, and the Scituate Reservoir flooding analysis. Alisa’s passion for water and people has led her to help with water projects in Haiti, Guatemala and Peru. She has won many State and employee awards for her solution driven win-win spirit.
REF, TIF and Ports: New Tools for Economic Development in Rhode Island

In this breakout session, RI Commerce will discuss three of its financing tools in detail: Renewable Energy Fund (REF), Tax Increment Financing (TIF), and Port Expansion Bond. Specifically, this session will highlight how REF grants have changed the energy landscape in RI and allowed businesses to reap the rewards of cost-effective, clean, renewable energy, discuss how TIF have been used strategically to attract new businesses and spur development throughout the State, and elaborate on how Port Expansion Bond will allow RI to expand and improve critical port infrastructure to grow commerce in Rhode Island.

Shauna Beland
Chief, Program Development, Rhode Island Office of Energy Resources

Shauna works on a range of initiatives at the Energy Office including managing the Solarize Rhode Island Program, implementing solar PV and community solar programs, including efforts to reduce solar soft cost and renewable energy quality assurance, and increasing solar access among low-moderate income customers. In addition, she leads OER’s workforce development efforts related to renewable energy and manages Rhode Island’s annual Clean Energy Industry Report. Previously, she worked for the Renewable Energy Fund at Commerce Rhode Island as the Portfolio Manager. She also worked for the Massachusetts Clean Energy Center (MassCEC) as a Project Coordinator for various renewable programs including solar, hydro, wind and workforce development programs. Shauna has BAs in History and International Studies from Elon University and is an active member of New England Women in Energy and the Environment.

Jeff Miller
Executive Vice President of Investments, Rhode Island Commerce Corporation

Jeff serves as the Executive Vice President of Investments of the Rhode Island Commerce Corporation. In this role, he oversees the investments in which the State participates across multiple classes as part of the key economic development activities in which the Corporation leads.

Jeff has 28 years of experience in banking, finance, real estate development and public-private partnering. As the manager of the multifamily divisions of several of Washington, DC’s signature developers, he created and managed a platform and investment strategy for every aspect of multifamily ownership. The markets and projects upon which Jeff has focused have high barriers to entry and complex configurations that require a deep and sophisticated knowledge of land planning, building design and programming, zoning and entitlement regulation, project finance, leasing markets, and product operations.

His expertise in government comes from working for Washington, DC Mayor Vincent Gray in the Office of the Deputy Mayor for Planning and Economic Development, where he served as Director of Real Estate, and then Deputy Mayor. In that role he oversaw a portfolio of development and incentives in the District that included 39 projects under construction and 44 completed with a total development cost of $9 billion.

Jesse Saglio
President, Rhode Island Commerce Corporation

Jesse serves as President of the Rhode Island Commerce Corporation. Prior to this role, Jesse was Managing Director and Head of the Investments group, where he developed and executed a portfolio investment strategy across multiple asset types and sectors for investments at varying stages of maturity.
Prior to joining CommerceRI, Jesse served as the director of the AIG Investment Program for the U.S. Department of the Treasury. In that role, he led the unwind of the treasury’s $70-billion TARP investment in AIG and worked with the Federal Reserve to monetize its position in the federal government’s $182-billion commitment to AIG to stabilize the U.S. financial system during the 2008 financial crisis. Before joining the treasury, Jesse served as the head of business development for a boutique healthcare advisory and consulting business. Jesse began his career as a mergers, acquisitions and restructuring investment banker, having executed approximately $75 billion of transactions across a wide variety of industries during his career at Morgan Stanley, Lazard and Evercore Partners.

**Accelerating Resilient Energy Projects on Brownfield Properties**

This breakout session will provide an opportunity for participants to learn more about the resources that are available for repurposing and revitalizing contaminated and underutilized properties with a focus on clean energy. Many brownfield sites are well-suited to host solar farms or other types of clean energy infrastructure. Former mill and factory buildings often offer prime development opportunities but need substantial rehabilitation before they can be returned to active use. This panel will discuss several programs across the Infrastructure Bank, DEM, OER, and Commerce RI that can aid in the redevelopment of these properties.

**Brian Goray**  
*Connecticut Market Leader, PACE Equity, LLC*

Brian Goray underwrites commercial PACE financings for PACE Equity, LLC and is a Co-Founder of Osprey Development Partners. Osprey's interests include structuring and managing the transformation of impaired and underutilized properties into productive assets, with a focus on alternative energy. Mr. Goray’s experience includes brownfield investment, real estate development, distressed asset management, municipal finance and investment analysis. He has worked with and managed multidisciplinary teams comprised of professionals with expertise in sustainability, land use, remediation, environmental liability and construction. Mr. Goray holds an MBA from the University of Michigan and a BA from the University of North Carolina at Chapel Hill, where he was a Morehead Scholar.

**Lindsay P. McGovern**  
*Vice President, Southern Sky Renewable Energy RI*

Lindsay McGovern is the Vice President of Southern Sky Renewable Energy, Rhode Island's leading solar energy company. A certified public accountant with over nine years of experience, Lindsay specializes in business development and project management for Southern Sky. Prior to joining the company, Lindsay was a manager in the audit service practice at KPMG, leading and coordinating financial statement audits, initial public offerings, and acquisitions for domestic and international companies in the private and public sector. Lindsay earned her Master's in Business Administration and holds a Bachelor of Science in Accountancy from Providence College.

**Paul Raducha**  
*Senior Developer, Kearsarge Energy LP*

Paul Raducha is senior Developer for Kearsarge Energy that develops, finances, owns, and operates renewable energy projects in several states. A former CPA with KPMG Peat Marwick, Mr. Raducha specializes in nurturing solar projects from very first concept to commissioning. During the course of his career Mr. Raducha has managed or development of over 100MW of installed renewable energy projects, including landfills, brownfields, Landfill gas-to-energy and landfill gas-to-vehicle fuel. As a recognized expert in solar development, Mr. Raducha is also actively involved in the drafting and support of renewable energy legislation in New England and across the US. Locally, Mr. Raducha is a sought-after speaker and participant on local boards, commissions and events focused on renewable energy.
Leo Hellested, P.E.
Chief, Office of Waste Management, Rhode Island Department of Environmental Management

Leo Hellested has served as Chief of the Office of Waste Management at the Rhode Island Department of Environmental Management since 1999. In this capacity, Mr. Hellested is responsible for managing Rhode Island’s brownfield remediation programs. Prior to becoming Chief, Mr. Hellested worked as Senior Sanitary Engineer in the Division of Site Remediation and Supervising Engineer in the Office of Waste Management. He has also served as a Civil Engineer for the City of Woonsocket and as a Project Engineer for Mark W. Hutchins, and Associates, Inc. Mr. Hellested is a registered Professional Engineer and registered Professional Land Surveyor in Rhode Island. He also serves on the Board of Directors of the Northeast Waste Management Officials Association. He earned his Bachelor of Science in Civil Engineering from Tulane University.

Ryan Mulcahey
Senior Program Analyst, Rhode Island Infrastructure Bank

Ryan Mulcahey is currently Senior Program Analyst at Rhode Island Infrastructure Bank, a quasi-governmental agency offering financing solutions for a wide variety of infrastructure projects. Since joining the Infrastructure Bank in 2016, Ryan has assisted with the implementation of several new financing programs, including the Commercial Property Assessed Clean Energy, Efficient Buildings Fund and Brownfields Revolving Loan Fund programs. Prior to joining the Infrastructure Bank, Ryan served as a Policy Analyst at the Rhode Island Public Expenditure Council and as a Legislative Correspondent in the Office of U.S. Senator Jack Reed. He earned a Bachelor of Science summa cum laude from Northeastern University and a Master of Public Policy from Brown University.

Energy Efficient Mortgages and Other Green Financial Products: New Drivers of Economic Development in Rhode Island

Energy-efficient homes have many benefits, including lower operating and maintenance costs; however, home buyers and owners struggle to pay for incrementally higher upfront costs. This panel explores the financial products available in Rhode Island and through federal lenders that can help residents finance green and resilient homes and upgrades. Panelists will also discuss gaps in finance; barriers and opportunities for lenders, appraisers, and underwriters; and typical borrower profiles within the context of the business case for lenders.

Dr. Carrie Gill
Chief, Program Development, Rhode Island Office of Energy Resources

Dr. Gill has a decade of experience in energy and environmental research, policy, and programs. She currently supports the Rhode Island’s state energy office in energy efficiency program development and enhancement, including oversight of program evaluation. As the lead on advancing market adoption of zero-energy buildings, Dr. Gill works with stakeholders to advance recommendations from the Pathway to 2035 whitepaper, including identifying and improving gaps in finance availability for energy-efficient and zero-energy homes. Her work areas also include grid modernization, distribution system planning, and system reliability procurement, among others. Dr. Gill holds a PhD in Environmental and Natural Resource Economics and master’s degrees in business administration and Oceanography from the University of Rhode Island.
Sam Ross  
*Consultant, Optimal Energy*

At Optimal Energy, Mr. Ross provides analytical services and technical writing on a range of projects. He is also a subject matter expert on data analysis and infrastructure, energy efficiency finance, and other areas of environmental economics. His project work includes energy efficiency market potential studies, and supporting the design and development of energy efficiency programs and financing mechanisms. Though his work is concentrated in electric and gas energy efficiency, Mr. Ross seeks to expand his expertise in light of the increasing need to integrate energy efficiency programs and analysis with clean energy, storage, and other emerging trends in the energy sector. In 2017, Mr. Ross received his MSc with Distinction in Environmental Economics and Climate Change from the London School of Economics.

Brad Hevenor  
*Appraisal Reviewer and Chair, RI Branch Chapter of the Appraisal Institute*

Brad is a valuation professional with experience appraising all manner of commercial real estate in south-eastern New England. He currently works as a senior appraisal reviewer on the commercial credit risk team within the risk management department for a regional financial institution. Brad also serves as the Chair of the Rhode Island Branch Chapter of the Appraisal Institute, a global professional association of real estate appraisers. With an interest in sustainable and high-performance real estate, Brad has completed the Appraisal Institute’s Valuation of Sustainable Buildings Professional Development Program for commercial and residential properties. Brad and his wife Jordan – also a real estate appraiser - own Rhode Island’s first certified Passive House, built in 2015 in Wakefield, Rhode Island. Brad is dedicated to building bridges between banking and real estate stakeholders to professionals in other fields related to sustainability, energy efficiency, and climate change resilience.

Angela Li  
*Lead Analyst, Customer Energy Management RI, National Grid*

Angela Li serves Residential Customers in Rhode Island with customer energy management solutions. One key area of focus is the innovation of EnergyWise, National Grid’s flagship, direct-to-customer program which encourages consumers to improve their home’s comfort while saving energy costs. Angela has also been designing and delivering residential efforts focused on demand response, smart lighting, and battery storage.
Closing Plenary: RI Cabinet – “The Next Decade of RI Infrastructure”

As state government looks to lay the foundation for future economic growth, policymakers must consider the future infrastructure needs of Rhode Island. This panel discussion will explore the future of infrastructure in Rhode Island from the perspective of several members of Governor Raimondo’s cabinet. These officials will discuss what they see as emerging infrastructure needs to ensure that Rhode Island’s economy remains competitive over the next decade.

**Dr. Nicole Alexander-Scott**  
*Director, Rhode Island Department of Health*

Nicole Alexander-Scott, MD, MPH has been the Director of the Rhode Island Department of Health (RIDOH) since April 2015. Dr. Alexander-Scott brings tremendous experience to this position from her work as a specialist in infectious diseases for children and adults, and from her time in academia as an associate professor of pediatrics, medicine, and public health (with a focus on health services, policy, and practice). Dr. Alexander-Scott is board certified in Pediatrics, Internal Medicine, Pediatric Infectious Diseases, and Adult Infectious Diseases. In 2017, Dr. Alexander-Scott was elected President-Elect of the Association of State and Territorial Health Officials (ASTHO), the national organization for state health directors. She will serve in this capacity before becoming President of the organization in September 2018. The focus of her ASTHO presidential term will be “Building Healthy and Resilient Communities.”

Originally from Brooklyn, New York, Dr. Alexander-Scott attended Cornell University, where she majored in Human Development and Family Studies. She subsequently graduated from medical school in 2001 from SUNY Upstate Medical University at Syracuse. After completing a combined internal medicine-pediatrics residency at SUNY Stony Brook University Hospital in 2005, Dr. Alexander-Scott finished a four-year combined fellowship in adult and pediatric infectious diseases at Brown University. She obtained a Master's Degree in Public Health from Brown University in 2011.

**Jeffrey R. Diehl**  
*Executive Director and CEO, Rhode Island Infrastructure Bank*

Jeffrey R. Diehl is the Executive Director and CEO of Rhode Island Infrastructure Bank. Mr. Diehl has over 35 years of experience in public finance and prior to this role was the Managing Partner of Strategic Sovereign Advisors LLC, a consulting firm advising governments and financial institutions. Previously, he held various senior positions at HSBC, a global financial institution, including Vice Chairman–US Public Sector and Global Head of Public Sector Banking. He holds BA and MBA degrees from the University of Michigan.

**Terry Gray**  
*Associate Director, Rhode Island Department of Environmental Management*

Terrence Gray is the Associate Director for Environmental Protection at the Rhode Island Department of Environmental Management. He oversees all the major environmental regulatory programs in DEM, including the Offices of Air Resources, Water Resources, Waste Management, Emergency Response, Compliance and Inspection, and Technical & Customer Assistance and directs the implementation of the regulatory compliance, technical assistance, and enforcement programs.

Mr. Gray served as the President of the Association of State and Territorial Waste Management Officials (ASTSWMO) in 2005 and 2006. He also participated in the Leadership Rhode Island program and is a proud member of the Phi class of 2001. In 2016, Terry participated in the Harvard JFK School of Government Executive Education program on Strategic Management of Regulatory and Enforcement Agencies.
Terry has been with DEM for thirty-one years. He has a Bachelor of Science degree in Chemical Engineering from Lehigh University, a Master of Science degree in Civil & Environmental Engineering from Northeastern University, and Master of Business Administration degree from the University of Rhode Island. Mr. Gray is a registered professional engineer in Rhode Island.

**Carol Grant**  
*Commissioner, Rhode Island Office of Energy Resources*

Carol Grant joined OER in May 2016 with more than 30 years of experience in operations, strategic human resources, policy, law, and communications. Prior to serving as state energy commissioner, she had most recently served in leadership roles at two renewable energy companies. In her current role, Grant leads policy and planning for Rhode Island’s nationally-recognized energy efficiency programs. She is leading the charge to expand local and regional renewable energy to meet Governor Raimondo’s recently announced clean energy goal of 1000 MW by 2020. As part of the Rhode Island energy leadership team, she is also responsible for addressing the challenges of affordability, resiliency, and power sector transformation. She holds a bachelor’s degree from the University of Missouri and a Juris Doctor from the University of Michigan.

**Macky McCleary**  
*Administrator, Rhode Island Division of Public Utilities and Carriers*

Macky McCleary was appointed by the Governor as the new Administrator for the RI Division of Public Utilities and Carriers in September, 2016. He previously served as Director of the RI Department of Business Regulation where he served statutorily as the State Banking Commissioner, Commissioner of Insurance, Real Estate Administrator and State Boxing Commissioner. Macky was previously on the Board of Commissioners for RI Housing. He previously served as Deputy Commissioner for Environmental Quality (EQ) at the Connecticut Department of Energy and Environmental Protection (CT DEEP) for four years.

Prior to joining DEEP Macky was with McKinsey & Co., a global management consulting firm, for 5 years. At McKinsey he worked on a wide variety of strategy and operations projects for clients around the globe. Before his work at McKinsey, Macky was the co-founder and president of EmPower CES, a start-up clean energy and green building development company. Macky built EmPower around a commitment to energy independence and environmental stewardship. The company remains in business marketing clean energy products and services to homeowners, businesses and institutions.

Macky holds a bachelor’s degree from Yale and a Masters of Architecture from the Yale School of Architecture and earlier in his career worked as an architect and urban designer.

**Jesse Saglio**  
*President, Rhode Island Commerce Corporation*

Jesse serves as President of the Rhode Island Commerce Corporation. Prior to this role, Jesse was Managing Director and Head of the Investments group, where he developed and executed a portfolio investment strategy across multiple asset types and sectors for investments at varying stages of maturity.

Prior to joining CommerceRI, Jesse served as the director of the AIG Investment Program for the U.S. Department of the Treasury. In that role, he led the unwind of the treasury’s $70-billion TARP investment in AIG and worked with the Federal Reserve to monetize its position in the federal government’s $182-billion commitment to AIG to stabilize the U.S. financial system during the 2008 financial crisis. Before joining the treasury, Jesse served as the head of business development for a boutique healthcare advisory and consulting business. Jesse began his career as a mergers, acquisitions and restructuring investment banker, having executed approximately $75 billion of transactions across a wide variety of industries during his career at Morgan Stanley, Lazard and Evercore Partners.