

Pennsylvania Convention Center Philadelphia, PA | September 11 – 12, 2019 #ICSC



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WEDNESDAY, SEPTEMBER 11

Registration

7:30 am – 6:30 pm | Exhibit Hall Concourse F

ICSC First-Timers, New Member and Student Orientation

8:15 - 9:15 am | Room 104

Whether you are a new ICSC member or this is your first meeting, we can help to make the most out of your experience.

Continental Breakfast

8:15 - 9:15 am Room 103

No breakfast service after 9:15 am.

Optional Event: Walking Tour

8:30 - 10:30 am

Please meet at Registration - Exhibit Hall Concourse F.

Separate registration was required.

"Open for Business"

Municipal Networking Session

9:15 - 11:15 am Room 108

ICSC Research Session

10:30 - 11:00 am Room 104

The retail real estate industry is in the midst of a great convergence: the lines between physical and digital commerce are blurring; service providers are complementing retail tenants; and retail properties are being redeveloped to include other uses such as hotels, offices and multi-family housing. This session will discuss how these forces create both challenges and opportunities as the industry evolves to cater to the needs of a demanding 21st century consumer.



Christopher Gerlach
Director of Research

Special Industry Groups (SIGs)

11:15 - 11:45 am

SIGs are a great way to connect, get granular and discuss best practices. Each group will have an interactive discussion about the details and specifics of its industry sector. The following SIGs will be represented:

CONSTRUCTION | Room 104



Phil Borst Founding Principal Scungio & Borst



Matt Elicker Director of Pre-Construction Scungio & Borst

OPERATIONS & MANAGEMENT | Room 105

RETAILERS | Room 106



Wayland Benbow Real Estate Manager Great Clips

WOMEN | Room 107



Julie T. Fox
ICSC Pennsylvania/Southern New Jersey/
Delaware Next Generation Chair
Vice President of Leasing
Ashkenazy Acquisitions Corp.

Lunch Served

11:45 am – 12:15 pm | Room 103

No lunch service after 12:15 pm.

Welcome and Introduction to the Program | Room 103

12:10 - 12:15 pm



Greg Elko

PA/NJ/DE Conference & Deal Making Program Planning Committee Chair Managing Principal & Executive Vice President Langan



Steven Powell

PA/NJ/DE Conference & Deal Making Program Planning Committee Co-Chair President Kravco Company, LLC

Keynote Presentation

12:15 – 1:15 pm | Room 103



Sharon Pinkenson

Executive Director Greater Philadelphia Film Office

Concurrent Sessions

1:30 - 2:30 pm

The Next Wave: Franchisor/Franchisee Bankruptcy and the Impact on Commercial Leaseholds | Room 105

A number of retail bankruptcies have transformed the shopping center landscape during the last few years. However, a new wave appears to be on the horizon – franchisees with multiple locations – primarily food service. Preserving the value of the location is key. Parties, including the landlord, broker, franchisor, franchisee, secured lender and critical vendors often have to work together so the business can continue to operate or be sold as a turnkey operation. The panel will address the rights and remedies of each party, particularly how a franchise agreement may impact the ability of a franchise tenant to emerge from bankruptcy protection and impact the rights of the landlord.

MODERATOR



Thomas Onder, Esq.
ICSC Pennsylvania/Southern New Jersey/
Delaware State Director

Shareholder Stark & Stark

PANELISTS



Timothy Duggan Shareholder Stark & Stark



Daniel Eliades Partner K&L Gates LLP



Linda Madway
Senior Vice President & General Counsel
Shopcore Properties



Victoria Tucker
Senior Corporate Counse I - Dispute
Resolutions
Franchise World Headquarters, LLC

The Emerald City & The Road to OZ

Room 107

Over 8700 Opportunity Zones have been designated in the US, including 494 in PA, NJ and DE. Opportunity Zones are poised to unleash a flood of investment into communities across the country, but there still lies confusion around the rules, process and critical deadlines. Our speakers will take a deep dive into OZs and how they

will potentially impact the retail industry – from developers to tenants, and everything in between.

MODERATOR



Chief Strategy & Communications Officer Philadelphia Industrial Development Corporation

PANELISTS



Brad Molotsky Partner Duane Morris



Jaime Reichardt Counsel Sills, Cummis & Gross

Anne Boviard Nevins

Key Considerations for Leasing and Owning Cannabis Real Estate | Room 104

With the progression of pro-cannabis policies and the growing number of states to license medical and adult use cannabis operations, one of the most important considerations in the space is real estate. Our panel of experts will discuss pertinent topics and answer questions that will help hopeful applicants and willing landowners navigate the labyrinthine cannabis industry. Topics for discussion include identifying suitable property for cannabis use, obtaining local approvals, financing obstacles, tax considerations, liability concerns, buildout needs, insurance and waste management.

MODERATOR



Gene Markin Shareholder Stark & Stark

PANELISTS



Holly DeLorenzo Insurance Specialist Hardenbergh Insurance Group



Eric Goldberg Shareholder Stark & Stark



Chuck Latini
Partner
InField Cannabis



Barrington Rutherford
Senior Vice President, Real Estate &
Community Integration
Cresco Labs



Andrew Siceloff CEO NI Nector

Non-Traditional Re-Use for Retail Room 106

The changing dynamics of retail and the proliferation of traditional retail store closings is forcing retail landlords and property owners to rethink their merchandise mix in properties of all sizes. This is also impacting communities and cities. When obsolete and vacant space is unleasable, many are turning to non-retail uses to ensure ideal occupancy rates, retain tenants and maintain cashflow. Speakers will address: the alternatives tenants they are seeing from office and medical uses to educational users even light manufacturing and makerspaces as well as housing and larger tenants replacing anchors (even grocers); how these uses are impacting operations (hours, parking, etc.) and the benefits and challenges.

MODERATOR



Tony Banks
Vice President
WCRE

PANELISTS



Joe Davidson Principal Ignarri Lummis



Laura Parke-Carson Vice President, Leasing Brixmor



David Urffer
Principal
JKRP Architects

Roundtable Discussions

2:45 - 3:45 pm | Room 108

See list of topics on page 6.

Retailer Speed Networking

4:00 - 5:00 pm | Room 108

Retailers will be present in a roundtable format for small group discussion.

PRELIMINARY LIST OF PARTICIPANTS

Dogtopia

Five Below

Five Guys

Great Clips

Insomnia Cookies

Jersey Mike's

Kids Empire

Little Caesars

Retro Fitness

Smoothie King

Tommy's Express Car Wash

Member Hosted Reception

5:00 - 6:30 pm | Room 103

THURSDAY, SEPTEMBER 12

Registration

8:00 am - 4:00 pm | Exhibit Hall Concourse F

Continental Breakfast

8:30 - 9:30 am | Exhibit Hall F

No breakfast service after 9:30 am.

Deal Making and Retailer Central

8:30 am – 4:00 pm | Exhibit Hall F

Lunch Served

12:00 - 12:30pm | Exhibit Hall F

No lunch service after 12:30 pm.

Conference Adjourns

4:00 pm

Program information current as of August 30, 2019.

Wednesday, 2:45 – 3:45 pm, Roundtable Discussions

#	Topic	Leader
1	A Breaching Subcontractor - From Breach Until Judgment	Paul Norris, Esq. Stark & Stark
2	Self-Storage Facilities	Joe Davidson and Jackie Mierkowski, Ignarri-Lummis Architects
3	Retail Financing: The Good, the Bad and What's Getting Funded in Today's Environment	Rick Lechtman, Marcus & Millichap .
4	Environmental Issues	Stephen Graham, AEI Consultants
5	Value Engineering	Phil Borst, Scungio Borst
6	Retail and Mixed-Use Parking Trends	Dan Disario, Langan
7	Best Practices for Communities to Become Competitive in Retail Attraction	Catherine Timko, The Riddle Company
8	Practical Leasing Issues	Jeff Fisher, Federal Realty; Nicole Johnson, CBRE
9	Insurance Market Changes	Carter Bumgardner, The Graham Company
10	Interest Expense Limitations Under TCJA	Brian Lovett and Sara Palovick, Withum
11	Social Media	Marcia Minton and Carla Snyder, Madison Marquette
12	Marketing and Networking in the Chaos of Today's Commercial Real Estate Market	Mike Boyarsky, Welco Realty
13	Court Decisions, New Laws and Pending Legislation	Michael Fekete, Esq., Montgomery McCracken
14	Qualified Improvement Programs	Bruce Johnson, Capstan Tax Strategies
15	The Importance of Parking Lot Maintenance	Suzanne Farnoly, American Asphalt
16	Ideas to Generate New Leads	Julie T. Fox, Ashkenazy Acquisitions Corp.
17	Title Insurance Binds the Transaction	Monica Jindia, Commonwealth Land Title Insurance Company
18	Overcoming Jurisdictional Hurdles for Prototype Building Development	Bill Tomala, Cuhaci and Petersen
19	Solar Panels	Ben Branche, Szaferman, Lakind, Blumstein and Blader, PC

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Chris McMahon, ICSC Eastern Division Next Generation Chair, Summit Realty Partners

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Marshall Snively, ICSC Pennsylvania/Southern New Jersey/Delaware P3 Public Chair, Lancaster City Alliance

Marshall Kizner, Esq., ICSC Pennsylvania/Southern New Jersey/Delaware P3 Private Chair, Stark & Stark Andrew Pittel, ICSC Pennsylvania/Southern New Jersey/Delaware Retail Chair, Wakefern Food Corp. Julie T. Fox, ICSC Pennsylvania/Southern New Jersey/Delaware Next Generation Chair, Ashkenazy Acquisitions Corp.

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Veronica Blum, MPN Realty

Carter Bumgardner, The Graham Company

Scott Dare, Dare Commercial Services

David DePetris, Legend Properties, Inc.

Suzanne Farnoly, American Asphalt Company, Inc.

Michael Fekete, Montgomery McCracken Walker

& Rhoads LLP

Julie Fox, R.J. Brunelli & Company, LLC

John-david Franklin, Madison Marquette

Eric Goldberg, Stark & Stark

David Goodman, Equity Retail Brokers, Inc.

Jamar Gordon, Legend Properties, Inc.

John Heft, RT Specialty, LLC

Jeffrey Hoffman, JPH Realty Advisors

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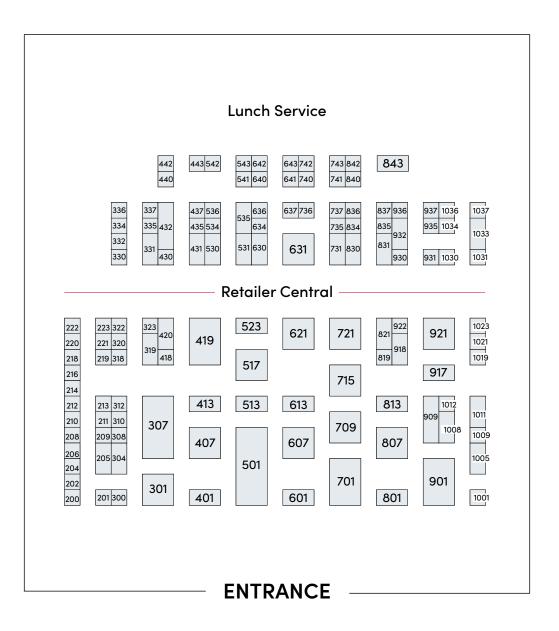
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