


United States Nuclear Regulatory Commission Official Hearing Exhibit	
In the Matter of:	Entergy Nuclear Operations, Inc. (Indian Point Nuclear Generating Units 2 and 3)
	ASLBP #: 07-858-03-LR-BD01
	Docket #: 05000247   05000286
	Exhibit #: NYS000208-00-BD01
	Admitted: 10/15/2012
	Rejected:
Other:	Identified: 10/15/2012 Withdrawn: Stricken:

**NYS000208**  
**Submitted: December 16, 2011**

September 23, 2011

*Curriculum Vita*

Stephen Charles Sheppard

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**Education:**

Ph. D., Washington University, St. Louis, 1984  
A.M., Washington University, St. Louis, 1979  
B.Sc., University of Utah, Salt Lake City, 1977

**Published Papers:**

- 'The Qualitative Economics of Development Control', by Stephen Sheppard, *Journal of Urban Economics*, **24**, 310-330, (1988).
- 'British Planning Policy and Access to Housing', by Paul Cheshire and Stephen Sheppard, *Urban Studies*, **26**, 469-485, (1989).
- 'Nice Demand in Rough Neighborhoods: Continuity in Non-Convex, Dispersed Economies', by Stephen Sheppard, in *Economic Theory and International Trade: Essays in Memoriam of J. Trout Rader*, edited by Wilhelm Neuefeind and Raymond Riezman, Berlin : Springer - Verlag, (1992).
- 'A Model of Regional Contraction and Unemployment', by Barry McCormick and Stephen Sheppard, *Economic Journal*, **102**, 366-377, (1992).
- 'The Benefits of Transport Improvements in a City with Efficient Development Control', by Stephen Sheppard and Mark Stover, *Regional Science and Urban Economics*, **25**, 211-223, (1995).
- 'Capturing Land Value Based Externalities in U.S. Communities' (in Japanese), by Stephen Sheppard, in *Land Use and Capturing Land Value Based Externality*, edited by Makato Ikeda, Tokyo: Mitsubishi Research Institute (1995).
- 'On the Price of Land and the Value of Amenities', by Paul Cheshire and Stephen Sheppard, *Economica*, **62**, 247-267 (1995).
- 'Housing Supply under Rapid Economic Growth and Varying Regulatory Stringency: An International Comparison', by Stephen Mayo and Stephen Sheppard, *Journal of Housing Economics*, **5**, 274-289 (1996).
- 'Welfare Economics of Land Use Regulation', by Paul Cheshire and Stephen Sheppard, *LSE Research Papers in Environmental and Spatial Analysis No. 42*, London: London School of Economics, February, 1997, ISBN 0-7530-017-5.

## Published Papers, continued:

- 'The Costs of Constraint', by Paul Cheshire and Stephen Sheppard, *Parliamentary Review*, February 1997, p. 38.
- 'An economic analysis of land use planning: some welfare and distributional effects of the British system - or the costs of constraint', by Paul C. Cheshire and Stephen Sheppard, *VOGON Journaal*, **5**, May 1997, 11-16.
- 'Estimating hedonic demand using single-market data: a practical solution using "nearby" instruments', by Paul C. Cheshire and Stephen Sheppard, *LSE Research Papers in Environmental and Spatial Analysis No. 51*, (August, 1998) London: London School of Economics, ISBN 0 7530 1251 0.
- 'Estimating Demand for Housing, Land, and Neighbourhood Characteristics', by Paul Cheshire and Stephen Sheppard, *Oxford Bulletin of Economics and Statistics*, **60**, August 1998, 357-382.
- 'Hedonic Analysis of Housing Markets', by Stephen Sheppard, in *Handbook of Regional and Urban Economics Volume 3: Applied Urban Economics*, edited by Paul Cheshire and Edwin Mills, Amsterdam: North Holland, 1999, Chapter 41, pp 1595 – 1635.
- 'Land strapped', by Paul Cheshire and Stephen Sheppard, *ROOF Housing Market Healthcheck*, Issue 2, Winter 1999.
- 'Building on brown fields: the long term price we pay', by Paul Cheshire and Stephen Sheppard, *Planning In London*, Issue 33, April-June 2000, 34-36.
- 'Fiscal Austerity and Public Servant Quality', by Nadeem ul Haque, Peter Montiel, and Stephen Sheppard, *Economic Inquiry*, **38**, July 2000, 487-500.
- 'Public Investment and Regional Labour Markets: The Role of UK Higher Education', by Phil McCann and Stephen Sheppard, in *Public Investment and Regional Development: Essays in Honour of Moss Madden*, Felsenstein D., et al. (eds), 2001, Edward Elgar, Cheltenham.
- 'Housing Supply and the Effects of Stochastic Development Control', by Stephen Mayo and Stephen Sheppard, *Journal of Housing Economics*, **10**, 109-128 (2001).
- 'Review of *Economics of Cities: Theoretical Perspectives* by Jean-Marie Huriot and Jacques-Francois Thisse', by Stephen Sheppard, *Journal of Regional Science*, **42**, 423-427 (2002).
- 'The Welfare Economics of Land Use Planning', by Paul Cheshire and Stephen Sheppard, *Journal of Urban Economics*, **52**, 242-269, (2002).
- 'Income inequality and residential segregation: labour sorting and the demand for positional goods', by Paul Cheshire, Vasillis Monastiriotis and Stephen Sheppard, in R. Martin and P. Morrison (eds) *Geographies of Labour Market Inequality*, London: Routledge, 83-109, (2003).
- 'The Rise, Fall and Rise Again of Industrial Location Theory', by Philip McCann and Stephen Sheppard, *Regional Studies*, **37**, 6-7, 649-663, (2003).
- 'Taxes Versus Regulation: the Welfare Impacts of Policies for Containing Sprawl', by Paul Cheshire and Stephen Sheppard, in *The Property Tax, Land Use and Land Use Regulation*, edited by Dick Netzer, Edward Elgar Publishing, Cheltenham (2003).
- 'Introduction to Feature: The Price of Access to Better Neighbourhoods' by Paul Cheshire and Stephen Sheppard, *The Economic Journal*, **114**, F391-F396, (2004).

## **Published Papers, continued:**

- ‘Capitalising The Value Of Free Schools: The Impact of Supply Characteristics and Uncertainty’ by Paul Cheshire and Stephen Sheppard, *The Economic Journal*, **114**, F397-F424, (2004).
- ‘Land Markets and Land Market Regulation: Progress Towards Understanding’ by Paul Cheshire and Stephen Sheppard, *Regional Science and Urban Economics*, **34**, 619-837, (2004).
- ‘Land Use Regulation and Its Impact on Welfare’ by Stephen Sheppard, Chapter 10 (pp 285-318) in *Urban Dynamics and Growth: Advances in Urban Economics*, edited by Roberta Capello and Peter Nijkamp, Elsevier, Amsterdam (2004).
- ‘The Introduction of Price Signals into Land Use Planning Decision-making: a proposal’ by Paul Cheshire and Stephen Sheppard, *Urban Studies*, **42**, 647-663, (2005).
- ‘The Distributional Impact of Housing Discrimination in a Non-Walrasian Setting’, by Ralph Bradburd, Stephen Sheppard, Joseph Bergeron, Eric Engler and Evan Gee, *Journal of Housing Economics*, **14**, 61-91, (2005).
- ‘An Analysis of Ethnic Differences in UK Graduate Migration Behaviour’, by Alessandra Faggian, Philip McCann and Stephen Sheppard, *Annals of Regional Science*, **40** (2), 461-471, (2006).
- ‘Impact of Rent Controls in Non-Walrasian Markets: An Agent-Based Modeling Approach’, by Ralph Bradburd, Stephen Sheppard, Joseph Bergeron and Eric Engler, *Journal of Regional Science*, **46**, 455-491, (2006).
- ‘The Impacts of Terrorism on Urban Form’ by S. Brock Blomberg and Stephen Sheppard, *Brookings-Wharton Papers on Urban Affairs*, p. 257-290, (2007).
- ‘Some Evidence that Women Are More Mobile Than Men: Gender Differences in U.K. Graduate Migration Behavior’, by Alessandra Faggian, Philip McCann and Stephen Sheppard, *Journal of Regional Science*, **47**, 517-539, (2007).
- ‘Higher Education, Graduate Migration and Regional Dynamism in Great Britain’, by Alessandra Faggian, Philip McCann and Stephen Sheppard, chapter 12 in *Universities, Knowledge Transfer And Regional Development Geography, Entrepreneurship and Policy*, edited by Attila Varga, Cheltenham: Edward Elgar (2009).
- ‘Urban Structure in a Climate of Terror,’ by Stephen Sheppard, chapter 7 in *Guns and Butter: The Economic Causes and Consequences of Conflict*, edited by Gregory D. Hess, Cambridge: MIT Press (2009)
- ‘Understanding Place and the Economics of Space: The Contributions of Roger Bolton’ by Stephen Sheppard *International Regional Science Review* **32**, 259-263 (2009)
- ‘Measuring and Modeling Global Urban Expansion’ by Stephen Sheppard, chapter 7 in *Global Urbanization* edited by Susan Wachter and Eugenie Birch, Philadelphia: University of Pennsylvania Press (2011)
- ‘In memoriam: Charles Leven (1928–2011)’ by Paul Cheshire and Stephen Sheppard, *Papers in Regional Science*, **90**, 447-449, (2011).

## **Other Papers:**

- ‘Equilibria in Spatial Economies with a Continuum of Consumers’, unpublished doctoral dissertation submitted to Washington University, 1984.
- ‘Regional Shifts in Population and Changes in Metro-Nonmetro Boundaries in the U.S.’, by Charles Leven and Stephen Sheppard.

### **Other Papers, continued:**

- ‘Structure of Demand and Equilibria in a Spatial Economy’, Virginia Tech Working Paper.
- ‘Historical Perspective on Population Change Within Urban Component Boundaries in the United States’, by Charles Leven and Stephen Sheppard.
- ‘Migration, Signaling, and the Efficiency of Regional Decline’, by Barry McCormick and Stephen Sheppard.
- ‘Unemployment, Regional Decline, and Efficient Policy’, by Barry McCormick and Stephen Sheppard
- ‘CAFE Economics: a note on the Limits and Effectiveness of Fuel Economy Regulation’, by Stephen Sheppard and Adam Werner.
- ‘Hedonic Perspectives on ‘the’ Price of Land: *Space, access, and amenity*’, by Paul Cheshire and Stephen Sheppard.
- ‘Higher education and migration across the Celtic frontier: mobility of Scottish and Welsh students’, by Philip McCann and Stephen Sheppard
- ‘The Impact of Rental Housing Vouchers: A non-Walrasian Simulation Analysis’ by Ralph Bradburd, Stephen Sheppard, Kelsey Peterson and Evan Miller
- ‘Culture and Revitalization: The Economic Effects of MASS MoCA on its Community’ by Stephen C. Sheppard, Kay Oehler, Blair Benjamin and Ari Kessler
- ‘From Mill Town to Culture Cluster: the Context of Transformation in North Adams’ by Stephen Sheppard, Kay Oehler and Blair Benjamin
- ‘The Urban Growth Management Initiative: Confronting The Expected Doubling Of The Size Of Cities In The Developing Countries In The Next Thirty Years – Methods And Preliminary Results’ by Daniel L. Civco, Anna Chabaeva, Shlomo Angel and Stephen Sheppard
- ‘The Causes of Global Urban Expansion’ by Stephen Sheppard, Shlomo Angel and Daniel L. Civco
- ‘Buying into Bohemia: the impact of cultural amenities on property values’ by Stephen Sheppard and Kay Oehler
- ‘Infill versus Outspill: the microstructure of urban expansion’ by Stephen Sheppard
- ‘Do Planning Policies Constrain the Growth of Global Metropolitan Regions?’ by Stephen Sheppard
- ‘Informal Sprawl?’ by Stephen Sheppard
- ‘Demand for Museum Experience, Regional Development and Spatial Competition’ by Stephen Sheppard and Nathaniel Walton
- ‘The Contribution of Housing Markets to the Great Recession’ by Peter Pedroni and Stephen Sheppard
- ‘Localization of nonprofit enterprises in the US’ by Stephen Sheppard

### **Honors and Awards:**

Royal Economic Society Prize for 2004 (awarded for best paper published during the year in the *Economic Journal*, shared with Paul Cheshire)

Herman H. Lehman Fellow at the Oakley Center for the Humanities and Social Sciences, Williams College, 2004-05  
Fellow, Weimer School of Advanced Studies in Real Estate and Land Economics, Homer Hoyt Advanced Studies  
Institute, 2006

**Research Interests:**

Theory of Spatial Economies and Land Markets  
Urban Economics and Housing Markets  
Microeconomic Theory  
Public Finance  
Environmental and Natural Resource Economics  
Economics of cultural organizations

**Teaching Interests:**

Urban and Regional Economics  
Microeconomics  
Local Public Finance  
Microeconomic Theory  
Natural Resource Economics

**Research Experience:**

Staff Economist, Olympus Research Corporation, Salt Lake City, Utah, 1976-1977.

Participant, Summer Program for Young Scientists, International Institute for Applied Systems Analysis, Laxenburg, Austria; research with the Human Settlements and Services Group, 1979.

Senior Research Officer, Department of Economics, University of Reading, Reading, England. Participated in ESRC funded project 'The Economic Consequences of the British Planning System: A Pilot Study', 1984-85.

Consultant, International Bank for Reconstruction and Development: The World Bank. Prepared research report concerning the effects of stochastic regulatory behavior of planners on land use and housing with emphasis on the experience of Thailand, Korea, and Malaysia, 1989-90.

Consultant, International Bank for Reconstruction and Development: The World Bank. Preparing analysis for Policy Research Division on the Effects of Fiscal Constraints and the Endogenous Determination of Public Servant Quality, 1994-95.

Visiting Scholar, International Monetary Fund Research Department, Spring 1995, January 1996.

Academic Visitor, London School of Economics, Houghton Street, London, 1996-97

Consultant for the World Bank, collaborated on study and preparation of a report on the causes, consequences and management of urban growth in developing countries, focusing on San Salvador, El Salvador, (2002).

Consultant for the Inter-American Development Bank, investigated and prepared report on policy alternatives for support of social rental housing in Sao Paulo, Brazil, (2002-2003).

Consultant for CHF International, coordinated preparation of survey and analysis of data to investigate the economic benefits of emergency shelter provision, (2004).

Founder and Director, Williams Center for Creative Community Development, a research center focused on understanding the role of the cultural sector in promoting economic development and community revitalization, (2004 – 2011).

### **Research Funding:**

*The Development of a Microsimulation model for Analysing the Impact of Planning on Housing Choices*, Co-Principal Researcher, grant from the U.K. Department of Environment, Transport, and the Regions, 1997-98.

Recipient of curriculum development grant as part of Award for the Integration of Research and Education (AIRE) from the National Science Foundation (NSF) to Oberlin College, for development of curricular modules to train and assist students in undertaking hedonic analysis of property markets, 1998-99.

Lincoln Institute of Land Policy, Visiting Fellowship. To collaborate with Paul Cheshire on research project '*The Mediating Role of Land and Housing Markets In Urban Areas*', \$5000, Autumn 2000.

*A Center for the Study of Arts and Culture-Based Community Development: A Planning Grant Proposal*, in collaboration with Joe Thompson, MASS MoCA, submitted to the Ford Foundation, funded for \$28,000, 2003.

*The Urban Growth Management Initiative: Confronting the Expected Doubling of the Size of Cities in the Developing Countries in the Next Thirty Years*, in collaboration with Shlomo Angel, NYU, submitted to the Research Committee of The World Bank on behalf of The Urban Development Division, funded for \$230,000, 2003-04.

*The Center for Creative Community Development: Implementation Proposal*, in collaboration with Joe Thompson, MASS MoCA, submitted to the Ford Foundation, funded for \$585,000, 2004-2008.

*The Causes and Consequences of Urban Expansion*, National Science Foundation Award SES-0433278, \$425,000, 2004-2007.

*Museums and Community: evaluating the economic and social impact of museums*, Institute for Museum and Library Services, \$334,384, 2006-2009.

*Analysis of property value impacts and evolving social networks around cultural spaces*. Leveraging Investments in Creativity (LINC), \$100,000, 2009-10.

*Economic impact, visitor participation and social networks in space for change*. Leveraging Investments in Creativity (LINC), \$166,000, 2010-11.

### **Teaching Experience:**

Adjunct faculty, MA program, Webster University, Webster Groves, Missouri; 1979-1981

Instructor in Economics, Washington University; 1980

Senior Teaching Associate in Economics, Washington University; 1980-1981

Assistant Professor of Economics, Virginia Polytechnic Institute and State University; September 1982 - December 1983, and April 1985 to June 1990.

Visiting Assistant Professor of Economics, Washington University in St. Louis; July 1989 to June 1990

Assistant Professor of Economics, Oberlin College; July 1990 to May 1993

Associate Professor of Economics, Oberlin College; June 1993 to 1998

Professor of Economics, Oberlin College; June 1998 to July 2000



Professor of Economics, Williams College, July 2000 to present  
James Phinney Baxter III Professor of Public Affairs, Williams College, July 2002 to 2006  
Robert F. Wright Class of 1952 Professor of Economics, Williams College, July 2006 to 2009  
Class of 2012 Professor of Economics, Williams College, 2009 to present

**Courses taught:**

Advanced Microeconomic Theory  
Current Issues in Economics: Fiscal Federalism  
Current Issues in Economics: Land Markets  
Economics of Business Decisions  
Economics of Land, Location, and the Environment  
Environmental Economics  
History of Economic Thought and Policy  
Managerial Economics  
Microeconomic Theory I, II (graduate level)  
Price Theory (undergraduate level)  
Principles of Economics  
Public Economics  
Seminar in Environmental and Natural Resource  
Theory of Exchange and Production  
Transportation Economics  
Urban Economics  
Economics of Culture and the Arts  
Urbanization and Development  
Cities, Regions and the Economy  
Economics of the Housing Market

**Other Professional Activities:**

1986 – 2005	Proposal Referee, National Science Foundation
1987-89, 1993-94, 1996-97	Referee, <i>Urban Affairs Review</i>
1987 - 1990	Referee and Committee Member, Transportation and Economic Analysis Subcommittee, National Academy of Science
1990	Referee, <i>Contemporary Policy Issues</i>
1990, 1992, 1994, 2000	Referee, <i>Journal of Economic Education</i>
1991	Reviewer, <i>Harper Collins Publishers</i>
1991	Reviewer, <i>Wadsworth Publishers</i>
1993 – 2010	Referee, <i>Journal of Urban Economics</i>
1993, 1999, 2003 – 2007	Referee, <i>Regional Science and Urban Economics</i>
1994, 1996, 1997	Referee, <i>The Economic Journal</i>
1998	Referee, <i>The American Sociological Review</i>
1998	Referee and Consultant, <i>The Oxford University Press</i>
2000	Referee and Panelist, National Science Foundation ITR/SOC program
2004	Referee, <i>Journal of Health and Social Behavior</i>
2000	Referee, <i>Australian Economic Papers</i>
2001	Referee, <i>Regional Studies</i>
2006	Referee, <i>Environment and Planning</i>
2002 – 2010	Referee, <i>Urban Studies</i>
2009 – 2010	Referee, <i>Economic Development and Cultural Change</i>
1990 - 2000	Environmental Studies Program Committee, Oberlin College
1997 – 1999	Educational Technology Committee, Oberlin College
1998 – 2000	Research and Development Committee, Oberlin College

2001 – 2002	Ad hoc Committee on the role of athletics, Williams College
2002 – 2004	Center for Environmental Studies Advisory Committee, Williams College
2002 – 2003	Information Technology Committee, Williams College
1994 – 1995	Consultant and Expert Witness for plaintiff's counsel in case of Marie DeSario, <i>et al.</i> , v. Industrial Excess Landfill, Inc., <i>et al.</i>
1995	Consultant and Expert Witness for plaintiff's counsel in case of Friendly's Ice Cream Corporation v. L.S. Piping & Mechanical Services
1996-1998	Consultant and Expert Witness for plaintiff's counsel in case of Sherrill <i>et al.</i> v. Hess, <i>et al.</i>
1996-2001	Consultant and Expert Witness for plaintiff's counsel in case of Clara M. White v. Aztec Catalyst Co., <i>et al.</i>
1998-2001	Consultant and Expert Witness for plaintiff's counsel in case of Randal O. Lowe, <i>et al.</i> v. Sun Refining and Marketing Co., <i>et al.</i>
1999-2000	Consultant and Expert Witness for plaintiff's counsel in case of Dalespring Corporation v. Bullington*Gleason, <i>et al.</i>
1999-2001	Consultant and Expert Witness for plaintiff's counsel in case of William Rehoreg, et al. v. Stoneco, Inc.
2002-2003	Interamerican Development Bank, consultant providing report on "Social Rental Housing in Sao Paulo, Brazil: the present situation contrasted with the European and North American Experience"
2003-2004	CHF International, coordinated preparation of survey and analysis of data to investigate the economic benefits of emergency shelter provision
2007-2010	Chair, Department of Economics, Williams College
2007-2011	Consultant and expert analysis for the New York State Attorney General's Office in the matter of relicensing ENTERGY NUCLEAR OPERATIONS, INC. (Indian Point Nuclear Generating Units 2 and 3)
2011	Consultant for The Housatonic Railroad Company, Inc., preparation of economic analysis of the impacts of proposed passenger rail service to Connecticut and Massachusetts

### **Presentations and Invited Seminars:**

1982	Midwest Mathematical Economics meetings, St. Louis, Missouri
1983	Winter meetings of Econometric Society, San Francisco, California
1984	Theory workshop, Warwick University, Coventry, England
1985	World Congress of the Regional Science Association, Rotterdam, Netherlands
1988	Economics workshop, Northern Illinois University, Dekalb, Illinois
1988	Economic theory workshop, University of Reading, Reading, England
1989	European meetings of Econometric Society, Munich, West Germany
1990	Western Regional Science Association, Molokai, Hawaii
1990	Public Finance and Resource Economics workshop, University of Illinois, Urbana, Illinois
1990	North American Meetings, Regional Science Association, Boston, Massachusetts
1991	European Meetings, Regional Science Association, Lisbon, Portugal
1992	Microeconomics workshop, Virginia Polytechnic Institute and State University, Blacksburg, Virginia
1992	Tenth World Congress of the International Economics Association, Moscow, Russian Republic
1992	AREUEA/USC International Conference on Real Estate and Urban Economics, Los Angeles, California
1992	North American Meetings of the Regional Science Association International, Chicago, Illinois
1993	Southern Economics Association, New Orleans, Louisiana
1994	Participant in Roundtable on Educational Technology in Economics, sponsored by Addison Wesley at Allied Social Science Meetings, Washington, D.C.
1996	American Real Estate and Urban Economics Association, International Housing Markets, Orlando, FL.
1996	Graduate seminar, London School of Economics.
1997	European Real Estate Society, Berlin, Germany.
1997	The Northeast Universities Development Consortium Conference
1997	Lincoln Institute of Land Policy



- 1998 American Real Estate and Urban Economics Association, at Allied Social Sciences Meetings, Chicago, IL.
- 1998 University of Glasgow, Urban Economics seminar
- 1998 North American Meetings, Regional Science Association, Santa Fe, New Mexico
- 1999 Departmental Workshop, U.S. Air Force Academy
- 1999 European Regional Science Association, Dublin, Ireland
- 1999 North American Meetings, Regional Science Association, Montreal, Canada
- 1999 Department seminar, Case Western Reserve University
- 2000 Department seminar, Williams College
- 2000 World Congress of the Regional Science Association, International, Lugano, Switzerland.
- 2000 Lincoln Institute of Land Policy, internal staff seminar
- 2000 North American Meetings, Regional Science Association, Chicago, Illinois
- 2001 Pacific Regional Science Organization (PRSCO) Meetings, Portland, Oregon
- 2002 Lincoln Institute of Land Policy, Director's Conference, Scottsdale, Arizona
- 2002 Lincoln Institute of Land Policy, Conference on the Analysis of Urban Land Markets and the Impact of Land Market Regulation
- 2002 North American Meetings of the Regional Science Association, San Juan, Puerto Rico
- 2002 World Bank Inaugural Urban Research Symposium, Washington, DC
- 2003 North American Meetings, Regional Science Association, Philadelphia, PA
- 2003 Centre for Economic Policy Research/European Science Foundation/Centre for Economic Performance Conference *Topics in Economic Geography: A Dialogue Between Economists and Geographers*
- 2003 Inter-American Development Bank Conference on Housing Policy, Sao Paulo, Brazil
- 2004 North Atlantic Regional Council, Society for College and University Planners, Williamstown, MA
- 2004 North American Meetings of the Regional Science Association, Seattle, WA
- 2004 Allied Social Sciences Associations annual meetings, AREUEA Session San Diego, CA
- 2005 Americans for the Arts National Conference, Austin, TX
- 2005 Summer Institute of Arts Management, Amherst and North Adams, MA
- 2005 Social Theory, Politics and the Arts National Conference, Eugene, OR
- 2005 Grantmakers in the Arts National Conference, Pasadena, CA
- 2005 University of Reading, Economics Department Workshop, Reading, England
- 2005 CESifo Conference on "Guns and Butter: The Economic Causes and Consequences of Conflict", Munich, Germany
- 2006 Allied Social Sciences Associations, AREUEA Session, *The Causes and Consequences of Urban Expansion*. Boston, MA
- 2006 Homer Hoyt Advanced Studies Institute, *The Causes of Global Urban Expansion and the Consequences for Commercial Property*, Palm Beach, Florida
- 2006 The Earth Institute at Columbia University, workshop on "Rethinking the Estimation and Projection of Urban and City Populations", *What Can We Learn From Remotely-Sensed Data?*, New York, NY
- 2006 World Bank Policy Research and Economic Modeling Conference (PREM), *Panel Discussion on Global Urban Expansion*, Washington, DC.
- 2006 Lincoln Institute of Land Policy, Conference on Land Policies for Urban Development, *Comments on: Community Land Trusts and Affordable Housing*, Cambridge, MA.
- 2006 The World Bank Seminar, *Modeling the Causes of Urban Expansion*, Washington, DC.
- 2006 Boston University Arts Research Initiative Symposium on Research, Policy and Practice: Building Capacity in Creative Communities, *Panel Discussion on Research and Theory*, Boston, MA
- 2006 Lincoln Institute of Land Policy, *The Causes and Consequences of Urban Expansion*, Cambridge, MA.
- 2006 Keynote Address at NAREA 2006 Post-Conference Workshop, "Opportunities and Challenges Facing the Rural Creative Economy", *The Creative Economy and Quality of Life in Small Cities*, Mystic, CT.
- 2006 19<sup>th</sup> Advanced Summer School in Regional Economics, European Regional Science Association Summer Institute, *Four Lectures on GIS and Spatial Econometrics*, Groningen, Netherlands
- 2006 The Association for Cultural Economics International (ACEI) meetings, *Buying into Bohemia: the impact of cultural amenities on property values*, Vienna, Austria.
- 2006 Keynote Address at New York State Economics Association, *The Causes and Consequences of Global Urban Expansion*, Albany, NY
- 2006 Brookings-Wharton Conference on Urban Affairs, *The Impacts of Terrorism on Urban Form*, Washington, DC.

- 2006 Grantmakers in the Arts “Research at Eye Level” pre-conference, co-organized and hosted conference, co-presented two papers: *North Adams and Mass MOCA: evaluating the impact of creative community development* and *Measuring New England’s Creative Economy – New England Cultural Database and Counting on Culture Tool*, North Adams, MA.
- 2006 North American Meetings of the Regional Science Association, *Infill versus Outspill: the microstructure of urban expansion*, Toronto, Canada.
- 2006 MIT Urban/Real Estate Seminar, *Infill versus Outspill: the microstructure of urban expansion*, Cambridge, MA.
- 2006 Lincoln Institute of Land Policy, Symposium on Valuation Techniques and Land Value Assessment, *Panel Discussion Participant*, Cambridge, MA
- 2007 Homer Hoyt Advanced Studies Institute, *Infill versus Outspill: the microstructure of urban expansion*, Palm Beach, Florida
- 2007 Ford Foundation Shifting Sands Initiative Peer Learning Conference, *Telling Your Story: C3D Toolkits for Advocacy and Evaluation*, Honolulu, Hawaii
- 2007 Innovations for an Urban World: a Global Urban Summit, *Measuring and Modeling Global Urban Expansion*, Bellagio, Italy.
- 2007 Social Theory, Politics and the Arts Annual Meeting, *Using Network Analysis to Evaluate the Social Impact of Cultural Arts Organizations*, New York City, NY
- 2007 Urban Anchors in the 21<sup>st</sup> Century, conference at the University of Pennsylvania, *A Tale of Two Cities: North Adams, Massachusetts and Beacon, New York*, Philadelphia, PA
- 2007 North American Meetings of the Regional Science Association, *Buying into Bohemia: The Impact of Cultural Amenities on Property Values*, Savannah, GA
- 2008 North American Meetings of the Regional Science Association, *Museums in the Neighborhood*, Brooklyn, NY
- 2009 Meetings of the Allied Social Sciences Associations, *Informal Sprawl?*, San Francisco, CA
- 2009 North American Meetings of the Regional Science Association, *Demand for Museum Experience, Regional Development and Spatial Competition*, San Francisco, CA
- 2010 Ford Foundation/Leveraging Investments in Creativity, Space for Change Convening, *Building a community through culture: measuring and visualizing MACLA’s impact*, Los Angeles, CA
- 2010 National Endowment for the Arts, conference on Arts and Livability: The Road to Better Metrics, *Infusing aesthetics into property value measurement*, Washington, DC
- 2010 North American Meetings of the Regional Science Association, *The Contribution of Housing Markets to the Great Recession*, Denver, CO
- 2011 45<sup>th</sup> annual meeting of the Berkshire Regional Planning Commission, keynote address, *Nonprofit clusters in the innovative economy*, Pittsfield, MA.
- 2011 North American Meetings of the Regional Science Association, *Localization of nonprofit enterprises in the US*, Miami, FL

**Personal:**

Date of Birth: January 16, 1955

Marital Status: married, two children