

Special Guest Speaker: Governor Brian Kemp



The Real Estate Investment Advisory Council proudly presents

“No Recession Here: The Georgia Ports Authority and its impact on Commercial Real Estate”

Governor Kemp will deliver the Keynote Address that gets straight to our topic – **The Intersection of Commercial Real Estate and Georgia Economic Expansion.**

Whether the economic driver is the Hyundai Metaplant, Kia Motors, EV battery factories, the U.S. Soccer headquarters or the Port of Savannah itself, the State of Georgia’s pro-business development outreach has positively impacted all property types across the state.

With Governor Kemp leading us off, REIAC will explore what’s next at the crossroads of our real estate industry and the State of Georgia.

No Recession Here!

The Georgia Ports Authority and its impact on Commercial Real Estate

Find out the latest on tap for Georgia's biggest jobs engine, and how the real estate community can be a part of the big prosperity next year!

The Georgia Ports Authority, through its ports and inland terminals supports more than 561,000 jobs throughout the state annually and retains its title as America's Fastest Growing Port.

GPA anticipates investing \$4.2 billion in the next ten years as part of its port master plan to expand cargo handling capabilities to support future supply chain requirements.

So, what resulting opportunities will real estate participants uncover in the next two years:

- More housing?
- More industrial?
- More infrastructure?
- Retail and hotels?

What can the real estate community do for the Ports? What and where should we focus for development, financing and ownership? Where are the real estate "shortages" that can be activated by the private sector?

And how do we do that during oversupply concerns of [fill in each property type here] and a **capital crunch?** (I'm looking at you, lenders...)

Battery factories and EV manufacturers aplenty in Georgia – but do we have the people and bricks & mortar infrastructure to keep up? Where are we lacking? (we're on board to build more of everything...just sayin')

Going Long: **It's not just Savannah.** Inland ports at each corner of Georgia spread the wealth and facilitate large-scale manufacturing and high-quality jobs. Where should we be concentrating?

Getting Wild: Any impact that the Middle East (and drone attacks) have on shipping volume at our end?

Dry January: (and February and March...) That Panama Canal drought – **Mother Nature as disruptor?**

Our REIAC program will dive deep into the GPA's impact on our economy and **our coming real estate development and investment opportunities throughout the state.** Our expert panelists are key decision-makers for all of the above:



Dr. Walter Kemmsies, Managing Partner, The Kemmsies Group

Dr. Kemmsies is widely viewed as one of the foremost experts on ports, rail, and infrastructure in the U.S. His areas of expertise include demand forecasting, maritime and overall global trade regulatory issues, public and private port and infrastructure financing, and long-term strategic planning and capital investment. Having worked in major cities all over the world, Walter has a global perspective which uniquely qualifies him as a global trade economist.



Stacy Watson, Director of Economic and Industrial Development, Georgia Ports Authority

Stacy's responsibility is straightforward: creating, growing and attracting jobs and investments, calling upon potential businesses to "Grow Here, Launch Here." He is described by his peers as a phenomenal ambassador for the Port Authority and its customers. He is a matchmaker for customers and vendors. He's always a 'doing what's right type of guy.'" As well, he holds the rank of major in the Georgia Air National Guard, 165th Airlift Wing



Eric Howell, CEO, Port City Logistics

Eric is CEO of Port City, a third-party logistics firm founded in 2001. Port City provides comprehensive services in freight distribution, warehousing and supply chain management to numerous national and international clients. Headquartered in Savannah, Port City has grown from its original 5,000 square foot warehouse to its current 4 million square feet across the southeast. Port City is intimately involved with the Hyundai Metaplant in nearby Bryan County, and with industrial developers like CenterPoint Properties of Chicago.



Richard Ross, CEO, Quinn Residences

Founded in 2020, Quinn Residences is a privately held real estate operating company focused on acquiring, developing, and operating newly built, single-family rental communities located primarily in the Southeastern United States, including several in Savannah. In just three years its portfolio has grown to over 5,200 homes across 39 communities in five states. Richard earned experience working at prominent real estate organizations, including Branch Properties and Trade Street Residential (NYSE:TSRE).



Michael Murphy, Chief Development Officer, CenterPoint Properties

Michael Murphy oversees all conventional and complex development activities. He has spent more than 35 years in the industrial real estate sector, developing over 40 million square feet for some of the world’s most recognizable shippers, BCOs and retailers. Mr. Murphy has led the development of more than 10,000 acres—transforming much of this land from superfund and nearly-obsolete brownfield sites to state-of-the-art intermodal campuses. He is a member of the Association of Industrial Real Estate Brokers (AIRE), NAIOP and Society of Industrial and Office Realtors (SIOR).

Additional Speakers to be named soon.

We thank our generous sponsors for their ongoing support: **Crown Advisors, Dentons, LightBox EDR, Stewart Title - Commercial Services, and Frazier & Deeter.**

EVENT REGISTRATION

SCHEDULE

Wednesday, March 13, 2024

4:30 PM | Registration & Networking

5:00 PM | Program Start Time

6:30 PM | Cocktails and hors d’oeuvres

LOCATION

The Buckhead Club

3344 Peachtree Rd NE, Ste 2600, Atlanta, GA

REIAC Members: Free | **Invited Guests:** \$85

QUESTIONS?

Alan Agadoni | 770.329.7685

Best Regards,

Jerry Monash, CCIM
REIAC SE President

Bill Leffler
Program Chairman

Bobby Norwood
Program Organizer

David Meline
Program Organizer

Phil Canzian
Program Organizer

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