

Curriculum Vitae  
May 2006

**ROBERT A. SIMONS, Ph.D.**

**Professor  
of Urban Planning and  
Real Estate Development**

Levin College of Urban Affairs

Cleveland State University  
1717 Euclid Avenue  
Cleveland, Ohio 44115-2440  
(216) 687-5258, 687-2136  
(216) 687-9342 fax  
e-mail [roby@urban.csuohio.edu](mailto:roby@urban.csuohio.edu)

**Principal, RS&A, Inc.**

23101 Wendover Drive  
Beachwood OH 44122  
(216) 691-0755 tel. and fax  
cell (216) 401 1700  
[www.rasimons.com](http://www.rasimons.com)

**EDUCATION**

Ph.D., (1990) City and Regional Planning  
University of North Carolina at Chapel Hill  
Field: Real Estate.

M.S., Economics (1989)  
University of North Carolina at Chapel Hill  
Field: Public Finance.

M.R.P., City and Regional Planning (1980)  
University of North Carolina at Chapel Hill  
Fields: Environmental and Land Use Planning

B.A., Anthropology (1976)  
Colorado State University, Fort Collins, CO

**ACADEMIC POSITIONS**

**Professor, with Tenure**, Cleveland State University, 2000 to present.

**Fulbright Scholar**, (Lecturing and research) University of the Witwatersrand, Johannesburg, Department of Town and Regional Planning, South Africa, July-December, 2005.

**Associate Professor with Tenure**, Cleveland State University 1996-2000,

**Visiting Associate Professor**, Fall semester 1999, Israel Institute of Technology (Technion), Haifa.

**Assistant Professor** CSU, 1991-1996

**Instructor** CSU, Fall 1990.

Courses include: (undergraduate) Contemporary Urban Issues, and (graduate) Public Finance and Economics, Urban Development Finance, Plan Implementation, Environmental Finance, and Urban Development Process/Market Analysis, Planning Capstone studio, Ph.D. Urban Research methods.

**Temporary Part Time Professor**, (real estate development) Kent State University (since 2001-2004).

**Director**, Master's of Urban Planning Design and Development (MUPDD) degree, September 2000- May 2003, and Spring 2005.

**Director** Master's of Arts in Environmental Studies (MAES) August 2002-May 2003.

**Coordinator**, Certificate in Urban Real Estate Development and Finance (2000-present).

### **PROFESSIONAL EXPERIENCE**

**Principal, Robert Simons & Associates, Inc. (RS&A)**, Cleveland, Ohio, and Chapel Hill, N.C., real estate and housing market and financial research, loan defaults, contaminated land redevelopment, environmental damages, public and private real estate consulting, (part-time) 1987-present.

**Associate**, Laventhol & Horwath, Denver, Colorado, real estate market and financial analysis, appraisal, 1985-1986.

**Director of Real Estate Economics**, David Jensen and Associates, Denver, Colorado, multidisciplinary land planning and architectural firm, housing and mixed-use real estate developments, 1984.

**Associate**, Browne, Bortz & Coddington, Denver, Colorado, economic, financial, real estate and land use analysis, 1980-1983.

**Planner**, Robert Borg and Associates, Planners and Architects, Breckenridge, Colorado, land planning and site design, 1980.

### **CONSULTING CONTRACTS/GRANTS (RS&A or Principal Investigator)**

Analysis of Multifamily Housing redevelopment options in Cleveland Inner Ring Suburbs, (through CSU Urban Center) for ULI, Cuyahoga County Development and others, (2006, underway).

Real property damages from a groundwater contamination event near Minneapolis, Minnesota for Rhon Jones and other attorneys, (2006, underway).

Affordable and Middle Class Housing On Johannesburg's Mining Sites: A Benefit-Cost Analysis, for iProp, PDNA, and National Nuclear Regulator (South Africa), through Wits University, (2005).

Real Property Damages to the Twee Jonge Gazellen Vineyard in Tulbagh, South Africa, resulting for contaminated bottles, for The Mason Law Firm. (2005).

Real property damages from a groundwater contamination in Endicott, NY, for Phil Johnson and other attorneys, Endicott, NY (2005, underway).

Real property damages from a rail yard spill contamination in Lake Charles, Louisiana, for the Lundy & Davis Law Firm, Lake Charles, LA (2005, underway).

Real property damages from creosote contamination in Pineville and Alexandria Louisiana, for the Lundy & Davis Law Firm, Lake Charles, LA (2005, underway).

Real property damages from DDT contamination on residential and commercial property values in McIntosh, Alabama. For Lambert & Nelson Law firm, (underway).

Real property damages from environmental contamination on residential property values in Crystal Springs, Mississippi For David Nutt and Associates (2005).

Real property damages from water contamination on residential and commercial property values in Moss Point, MS. For Mithoff Jacks Law firm, (2005).

Location analysis of the Cuyahoga County Office Building in Cleveland, OH, for Staubach Company (2005)

Economic and fiscal impacts of Cuyahoga County Airport, Master Plan Update, for C&S Consultants and Cuyahoga County Airport (2005)

Real property damages from a refinery pollution event in Hooven, Ohio, for the Lundy & Davis Law Firm, Lake Charles, LA (2004, underway).

Real property damages for lake pollution in east Texas, for the Condrey Law Firm, LA (2004, underway).

Real property damages from a factory pollution event in Grenada, MS, for the Lundy & Davis Law Firm, Lake Charles, LA (2004, underway).

Real property damages from pollution from a factory in Columbus, MS, for the Lundy & Davis Law Firm, Lake Charles, LA (2004, underway).

Real property damages from a leak of a Shell pipeline in Kankakee, Illinois, for the Cashion Law Firm, Chicago, IL (2004, underway).

Real property damages from a superfund landfill in Jacksonville, FL, for Doffermyre Shields Canfield Knowles & Devine LLP, Atlanta, GA (2004).

Impacts of relocation of a Buick dealer in Lorain Ohio, for Nick Abraham Dealership, Elyria, OH (2004, underway)

Real property damages from a BP refinery in Neodesha, Kansas, for the Edgar Law Firm, KC. MO. (2004).

Real property damages from mercury contamination on residential and commercial property values in McIntosh, Alabama. For Lambert & Nelson Law firm, (2004, underway).

Real property damages from lead contamination on residential and commercial property values in Picher/Cardin Oklahoma. For Seeger Weiss et al Law firm, (2004, underway).

Real property damages from environmental contamination on residential property values in Crystal Springs, Mississippi (2004).

Analysis of land rent increases and associated real estate losses at Columbia Park, in Olmsted Township, Ohio, for Columbia Park Homeowners Association and Kirk Stewart, Attorney, (2003, underway).

Impact of Coal Sludge release on real property in Kentucky, for Foote Law Firm, (2003, underway).

Real property damages from chicken farms on residential and commercial property values for littoral property owners on Grand Lake of the Cherokees in Oklahoma. For Milstein Weiss et al Law firm, (2003, underway).

Real Property Damages caused by a leak from a Pipeline in Parker County, Texas, for Puls Law Firm, (2003).

Origin and Destination study of 4,000 Downtown Bus Riders, for Greater Cleveland Regional Transportation Authority (Principal Investigator) through CSU (2003)

Retail Market and Tax Base Analysis of the Kamm's Corners neighborhood in Cleveland, OH, for Kamm's Corners CDC, (2003).

Impact of leaking underground storage tanks in South Carolina on property values, for Speights and Runyan, (2003)

Real property damages from leaking underground storage tanks in Erie County, Ohio, for Murray and Murray (2003, underway).

Real property damages from natural gas explosion in Hutchinson, Kansas. For Bartimus, Frickleton (2004).

Real estate property damages from leaking underground storage tanks in Washington DC for The Mason Law Firm, (2003, underway)

Impact of a FUDS on residential property values in The District of Columbia for Cohen Milstein Hausfeld & Toll PLC (2002)

Cleveland State University Master Plan, economic and market components. For CSU President's office, (through CSU), (2002)

Fiscal and Economic impacts of four brownfield projects on the Local Economy, For Hemisphere Corp. Clean Ohio Fund Applications (2002)

Impact of a petroleum pipeline rupture on contaminated real property in Hunt County, Texas, for N. Schwartz & Co. and for Ted Lyon, Esq. (2003).

Impact of Coal Sludge release on real property in Kentucky, for Lieff Cabraser Heimann and Bernstein LLP (2002).

Impact of Styrene releases on the surrounding neighborhood in Covington, Kentucky, for Doffermyre Shields Canfield Knowles & Devine LLP (2002)

Incidence of Reopeners in Mandatory and Voluntary Brownfield Clean up Programs in the USA, for US EPA, (with Environmental Law Institute, 2002)

Impact of PCB spills on contaminated property in Pennsylvania, for Carey and Danis & Co. (2001).

Impact of a petroleum pipeline spill on contaminated residential property in Maryland, for Cohen Milstein Hausfeld & Toll PLC (2001)

Impact of proposed Southwick new residential construction project on the surrounding neighborhood in Shaker Heights, Ohio, for Centerpoint Properties (2001).

Impact of PCB releases on the surrounding neighborhood in Anniston, Alabama, for Doffermyre Shields Canfield Knowles & Devine LLP (2001).

Land Suitability Analysis of 28 acres near Lost Nation Airport in Lake County, Ohio, for Mazanec Raskin & Ryder Co. (1999).

Retail Market Analysis for Bellaire and W. 130<sup>th</sup> Intersection in City of Cleveland, for Westown Community Development Corporation (1999)

Economic and Fiscal Impacts of Housing Rehabilitation Activities by NeighborWorks Organizations, (with CSU Urban Center), for Neighborhood Reinvestment Corp (1999)

Second Round: Benchmark Survey of Municipal Brownfield Redevelopment in the Great Lakes (with CSU Great Lakes Environmental Finance Center), for USEPA (1999).

Retail Market Analysis of the Emerald Point and Cleveland Business Park on Wards 20 and 21, Builders Housing Project, for Kamm's Corners Development Corp., and Councilman Michael Dolan, City of Cleveland, Ohio (1998)

Strategic Planning on Retail Market Repositioning for Jamison Properties, Euclid Ohio (1999).

Brownfields Finance Workbook for Great Lakes Practitioners: (with CSU Great Lakes Environmental Finance Center), for USEPA (1998).

Fiscal and Neighborhood Impacts of the Fairview Hospital Expansion and Bosch Builders Housing Project, for Kamm's Corners Development Corp., and Councilman Michael Dolan, City of Cleveland, Ohio (1998)

Effect of a Group Home for Mentally Handicapped on neighborhood property values in Pepper Pike, Ohio, for Janik and Dunn (1998)

Turning Brownfields into Greenbacks: Book Project. Publisher: Urban Land Institute (1998).

Glen Willow Nursing Home Certificate of Need Analysis: Highest and Best use study of two existing Nursing Homes, for Roth, Rolf and Goffman (1997)

The Role of Publicity in Fair Housing Choices in Cuyahoga Falls, Ohio, for Housing Advocates, (1997).

Benchmark Survey of Municipal Brownfield Redevelopment in the Great Lakes (with CSU Great Lakes Environmental Finance Center), for USEPA (1997).

Effects of Pipeline Ruptures on Easement holders and Property Values; Research on property damages attributable to pipeline ruptures. For Reich and Binstock, Colonial Pipeline class action litigation team (1997).

Effects of Leaking Underground Storage Tanks on Nearby Property Values; Research on property damages attributable to underground storage tanks. For Reich and Binstock, UST class action litigation team (1997 through 2000).

Fiscal and Economic Impact Analysis of the Northwest Quadrant Project (with CSU Urban Center). Client: Village of Mayfield, Ohio (1996).

Supply and Demand For Brownfields in Six Great Lakes Metropolitan Areas, (with Don Iannone and CSU Great Lakes Environmental Finance Center), for USEPA (1996).

The Value Impact of Neighborhood Transition on Residential Sales Price (With Roberto Quercia), for Fannie Mae (1996).

The Case for Multifamily Housing: Economic Impact and Planning Issues (with James Webb and Ron Witten), for National Multi Housing Council (1996).

Jump Starting New Urban Housing Markets: Do the Fiscal Benefits Justify the Public Costs? with David Sharkey, for Fannie Mae (1996).

Financing Contaminated Land in Empowerment Zones, with CSU Great Lakes Environmental Finance Center, for USEPA (1996).

The Effects of Leaking Underground Storage Tanks on Residential Property using a Matched Pairs Approach, for Austin Valuation Counselors, Inc. (1995).

New Housing in Cleveland: Determining Market Demand and Impact. With Ivan Maric, Housing Policy Research of CSU Urban Center, For Cleveland Foundation, the City of Cleveland Department of Community Development, and Neighborhood Progress, Inc. (1995).

Identification of "Orphan" Underground Storage Tank Sites in Cuyahoga County, With CSU Urban Center, for State of Ohio, Department of Commerce, Fire Marshal, Bureau of Underground Storage Tank Regulations (1995).

The Effects of Underground Storage Tanks and Toxic Emissions on Residential Sales Values, with CSU Urban Center, funded by Ohio State University Center for Real Estate Education & Research, and the Urban University Program (1994).

Market and Financial Analysis of Proposed Shopping Center at 131st and Miles Avenue in Cleveland, Ohio; for Union Miles Development Corporation (1993).

Cleveland Land Bank Study: various analyses of city Land Bank property policies including housing lot intake, environmental risk issues, housing subsidy costs, and housing lot redevelopment strategies. With CSU Urban Center, for City of Cleveland, Department of Community Development in Cleveland, Ohio (1993).

Site Analysis and Market Assessment of Joint Development Potential of Brookpark and Triskett Rapid Stations in Cleveland, Ohio. For Greater Cleveland Regional Transit Authority (1993).

Cost Minimizing and Land Acquisition Strategies for Residential Lot Development: A Case Study of Cleveland's Glenville Neighborhood; with CSU Urban Center, Cleveland, Ohio (1992).

Inventory and classification of development potential of the real estate portfolio owned by the Greater Cleveland Regional Transit Authority; with CSU Urban Center, Cleveland, Ohio (1991).

Review and expansion of study to identify U.S. cities with substantial growth potential in the 1990s (with Norm Krumholz), for Landauer Real Estate Counselors (1991).

Market Study and Financial Analysis for a Retail and Local Services Shopping Center Near the Lake Monticello Development in Fluvanna County, Virginia (1989).

Review of the Retail Market in Greenville, N.C. (1988).

Loan Loss Experience of the New York Job Development Authority and Connecticut Development Authority: Preliminary Report (1988).

Analysis of Hotel Supply and Potential Hotel Acquisition Opportunities in Raleigh-Durham-Chapel Hill, N.C. (1987).

Apartment Vacancy Survey in Northeast Raleigh, N.C. (1987).

An Econometric Analysis of Locational Attributes of Subshop Franchises in NC (1987).

## **ARTICLES**

“A Meta Analysis of the Effect of Environmental Contamination and Positive



Amenities on Residential Property Values “(with Jesse Saginor) Journal of Real Estate Research. 28 1:71-104. (2006).

“Toxic Mold Issues And Effects On Property Values: A Preliminary Analysis” (with Ron Throupe) The Appraisal Journal Spring 2005: 156-166.

“Determining Market Perceptions On Contaminated Residential Property Buyers Using Contingent Valuation Surveys” (with Kimberly Winson-Geideman), Journal of Real Estate Research. 27 2:193-220. (2005.)

“The Effect of Freight Railroad Track Activity on Residential Property Values in Cuyahoga County, Ohio”. (with Abdellaziz El Jaouhari), The Appraisal Journal (Summer 2004: 223-233).

“Understanding the Outcomes Of Brownfield Cleanup Programs” (with John Pendergrass and Kimberly Winson) Journal of Environmental Planning and Management (2004).

"The Fiscal and Economic Impacts of Housing Rehabilitation on the Local Economy," (with AJ Magner and Esmail Baku) Journal of Real Estate Research (2003).

“Are Reopeners really an Issue in Brownfield Redevelopment?: A survey of State Voluntary Clean up Programs.” (with John Pendergrass and Kimberly Winson) Journal of Environmental Planning and Management ( 2003).

“Estimating Proximate Property Damage From PCBs In A Rural Market: A Multiple Techniques Approach.” The Appraisal Journal, (October 2002).

"Brownfield Redevelopment Activities in Great Lakes Communities: A Benchmark Assessment"(with Abdellaziz El Jaouhari) Economic Development Commentary, vol 25 no 3 (Fall 2001).

“The Effects of An Oil Pipeline Rupture on Single Family House Prices”. (with Kimberly Winson and Brian Mikelbank), The Appraisal Journal October 2001.

"The Effect of Residential Investment on Nearby Property Values: Evidence from Cleveland, Ohio", (with Chengri Ding and Esmail Baku) Journal of Real Estate Research 19 1/2 . 2000.

"Deed Restrictions and Other Institutional Controls as Tools to Encourage Brownfield Redevelopment" (with Heidi Gorovitz Robertson) Environmental Law and Practice 7 1 Summer 1999.

"The Effects of Pipeline Ruptures on Non-Contaminated Residential Easement Holding Property in Fairfax County" Appraisal Journal, July 1999.

"The Price and Liquidity Effects of UST leaks from Gas Stations on Residential and Commercial Property Values" (with William Bowen and Arthur Sementelli), Appraisal Journal, April 1999

"The Effects of Pipeline Ruptures on Rural Residential Property with groundwater Contamination and a Negotiated Settlement Package", Real Estate Issues, 1999.

"Contaminated Land: Do Property Registers Do More Harm Than Good? An Analysis of the UK and USA Approaches to Public Management of Brownfields". (with Paul Syms) (UK). 1999.

"Government Regulation of Contaminated Land: A Tale of Three Cities" (with Nelson Chan and Rodney Jefferies), Environmental and Planning Law Journal (Australia), 1998.

"How Many Brownfield Sites are There?" Journal of Public Works Management and Policy, Vol 2, no 3 1998.

"Brass Mill Mall: Bringing New life to a Brownfield Site in Waterbury, Connecticut" (with Michael Leccese), Urban Land, June 1998.

"The Value Impact of Neighborhood Transition on Residential Sales Price", Journal of Real Estate Research, Vol. 15 No 2. (With Roberto Quercia and Ivan Maric) 1997.

"The Effect of Underground Storage Tanks on Residential Property Values." Journal of Real Estate Research, Vol 14 No.1/2 (with William Bowen and Arthur Sementelli), 1997.

"Liquidity and Delayed Transactions with Leaking Underground Storage Tanks: Some Evidence from Cleveland, Ohio" The Appraisal Journal, (with Arthur Sementelli), July 1997.

"Regulation of Leaking Underground Storage Tanks: Unintended Side Effects" Economic Development Quarterly, (with Arthur Sementelli), August 1997.

"Supply and Demand for Brownfields in Great Lakes Cities" (with Don Iannone) Urban Land, June 1997.

"Jump Starting New Urban Housing Markets: Do the Fiscal Benefits Justify the Public Costs?"(with David Sharkey), Housing Policy Debate, Spring 1997.

"Financing Environmentally Contaminated Land in the Great Lakes Empowerment Zones", Economic Development Commentary, Fall 1996.

"The Market for Quantitative and Research Methods in Planning: Do Schools Teach What Practitioners Practice?" Journal of Planning Education and Research (with Sanda Kaufman), (Fall 1995).

"Using GIS To Make Micro-Level Real Estate Decisions for Local Government: A Financial and Environmental Analysis of Residential Lot Redevelopment in a Cleveland Neighborhood." (with Mark Salling), URISA Journal, (Spring 1995).

"Industrial Real Estate Mortgage Default Experience of the New York State Job Development Authority Second Loan Program: A Preliminary Investigation, AREUEA Journal, (Winter 1994).

"Public Real Estate Management and the Planner's Role," Journal of the American Planning Association, (Summer 1994).

"How Clean is Clean? The Effect of Proposed Governmental Regulations on Vacant and Under-Utilized Inner-City Land Being Recycled in the Residential Market," The Appraisal Journal, (July 1994).

"Public Real Estate Management--Adapting Corporate Practice to the Public Sector: The Experience in Cleveland, Ohio," Journal of Real Estate Research, (Fall 1993).

"State Public Lending Practice and Industrial Real Estate Mortgage Default: The New York Experience," Economic Development Quarterly, (February 1993).

"What Can Public Real Estate Managers Learn from Corporate Practice? The Experience in Cleveland, Ohio," Journal of Property Management, (January 1993).

"Site Attributes in Retail Leasing: An Analysis of a Fast Food Restaurant Market," The Appraisal Journal, (October 1992).

"Comparing Regional Classifications for Real Estate Portfolio Diversification" (with Emil Malizia), Journal of Real Estate Research, (Spring 1991).

"Private Prisons--A Real Estate Investment and Management Opportunity," Real Estate Insight, N.Y., Laventhol and Horwath (April 1986).

"Emerging Trends in the Homebuilding Industry," Colorado Builder (September 1984).

**BOOK CHAPTERS**

“Brownfield Voluntary Remediation Programs in the USA: Orphan Stepchild or Gifted Protege?” (with Kimberly Winson) book chapter in Environmental Policy Issues (Dianne Rahm, Ed.), (2002).

“Creative Financing for Brownfield Redevelopment” In Brownfields: A Comprehensive Guide to Redeveloping Contaminated Property book chapter, Todd Davis, ed., Chicago: American Bar Association, chapter 7 (2002).

“Financing Public Investment in Retail Development”, In: Financing Economic Development (Sammis White, Ed.) with Kimberly Winson and William Bowen (2002).

"Development and Issues of Inner-City Retail Niche Markets", (with John Brennan) peer-reviewed book chapter in ARES/ICSC sponsored Megatrends in Retail Property, John Benjamin, ed., Boston: Kluwer, 1996.

"Planning Issues of Retail Development", peer-reviewed book chapter in ARES/ICSC sponsored Megatrends in Retail Property, John Benjamin, ed., Boston: Kluwer, 1996.

**LEAD-AUTHORED BOOK**

Turning Brownfields into Greenbacks: Redeveloping and Financing Contaminated Urban Real Estate. Washington DC: Urban Land Institute 1998.

**RESEARCH IN PROGRESS**

When Bad Things Happen To Good Property, (lead author) Washington DC: Environmental Law Institute. 2006.

“Real estate Practices Among Indigenous Peoples in South Africa: Pressure on the Urban Fringe” (with Francois Viruly) submitted to Journal of Real Estate Research (2006).

“Affordable and Middle Class Housing On Johannesburg’s Mining Sites: A Benefit-Cost Analysis” (with Aly Karam) submitted to Development Southern Africa 2006.

“Use of Contingent Valuation Analysis in A Developing Country: Market Perceptions of Contamination on Johannesburg’s Mine Dumps” (with Aly Karam and Jesse Saginor) 2006.

“Determining Offsite Damages to Non-residential property From Leaking Underground Storage Tanks: A Case Study of 70 South Carolina Gas Stations” submitted to a peer reviewed Journal (with Jesse Saginor) 2004.

“The Equity and Efficiency implications of the National Clean Air Act Acid Rain Program.” (with Kathleen Gaiser and Kevin Snape), Working paper (2001).

“The Effect of Rapid Transit Stations and Railroad Track Activity on Residential Property Values in Cuyahoga County, Ohio”. (with Abdellaziz El Jaouhari), conference paper (2002).

### **BOOK REVIEWS**

The Lexus and the Olive Tree, By Thomas Friedman, in The Appraisal Journal 2004

Contaminated Land: Reclamation, Redevelopment and Reuse in the USA and European Union, by Peter Meyer, Richard Williams and Kristen Yount, in Journal of the American Planning Association, (Summer 1996).

Insurance Redlining, By Gregory Squires, (ed), in Journal of the American Planning Association, 1999.

### **AWARDS**

Fulbright Scholarship, for six months starting July 2005, at the University of the Witwatersrand, Johannesburg, South Africa, Faculty of Town Planning

Sabbatical, one year from Cleveland State University, 2003-2004.

Lady Davis Fellowship for teaching and research at the Technion-Israel Institute of Technology, fall semester 1999.

ARES Manuscript prize for best paper presented at the 1999 annual ARES meeting. (with Chengri Ding and Esmail Baku)

Sabbatical, for two quarters, from Cleveland State University, Levin College of Urban Affairs, Fall 1996 and Winter 1997.

Tenure, at Cleveland State University, Levin College of Urban Affairs, 1996.

Highest Instructor Rating (out of 37 instructors) for Presentation of "Planners in Economic Development: Friend or Foe?" at the Ohio Economic Development Training Course, March 1994.

IREM/ARES Manuscript prize for best paper presented at the 1992 annual ARES meeting on Asset/Property Management.

**PRESENTATIONS**

Real estate Practices Among Indigenous Peoples in South Africa: Pressure on the Urban Fringe” (with Francois Viruly) at ARES, April 2006, Key West, Florida.

Use of Contingent Valuation Analysis in A Developing Country: Market Perceptions of Contamination on Johannesburg’s Mine Dumps” (with Aly Karam and Jesse Saginor) at ARES, April 2006, Key West, Florida.

A Meta Analysis of the Effect Of Environmental Contamination on Commercial Property Values“ (with Jesse Saginor and Ron Throupe) at ARES, April 2005, Santa Fe, New Mexico.

A Meta Analysis of the Effect Of Environmental Contamination on Residential Property Values“ (with Jesse Saginor) 2004. at ARES, April 2004, Captiva Island, Florida.

“The Impact Of Leaking Underground Storage Tanks On Residential Property Buyers” (with Kimberly Winson-Geideman), at ARES Monterey, CA April 2003.

“ Understanding the Outcomes Of Brownfield Cleanup Programs” (with John Pendergrass and Kimberly Winson) ACSP, Baltimore, Maryland, November 2002.

“The Effect of Rapid Transit Stations and Railroad Track Activity on Residential Property Values in Cuyahoga County, Ohio”. (with Abdellaziz El Jaouhari), ACSP, Baltimore, Maryland, November 2002.

“The Effect of Freight Train Activity on Residential Property Values in Cuyahoga County, Ohio”. (with Abdellaziz El Jaouhari), presented at the annual meeting of the American Real Estate Society in Ft. Myers, Florida, April 2002.

“The Equity and Efficiency implications of the National Clean Air Act Acid Rain Program.” (with Kathleen Gaiser and Kevin Snape), ACSP meeting, Cleveland, OH November 2001.

“The Effects of An Oil Pipeline Spill on Residential Property Values on the Patuxent River in Maryland” (with Kimberly Winson and Brian Mikelbank), presented at the annual meeting of the American Real Estate Society in Coeur D’Alene, Idaho, April 2001.

“The Effect of Railroad Track Activity on Residential Property Values in Cuyahoga County, Ohio” (with Abdellaziz El Jaouhari), presented at the annual meeting of the American Real Estate Society in Coeur D’Alene, Idaho, April 2001.

"The Fiscal and Economic Impacts of Housing Rehabilitation on the Local Economy," (with AJ Magner and Esmail Baku), ACSP, Atlanta, Georgia November 2000.

"The Effects of Leaking Underground Storage Tanks on Residential and Commercial Property Values: Statistical Issues" at the MEALEY'S Publications meeting on UST Litigation, Phoenix, Arizona, October 2000

"Reopeners in State Voluntary Clean Up Programs", at Brownfields 2000 in Atlantic City, New Jersey, October 2000 (with John Pendergrass)

"Brownfields In Israel", Organizer and Kick-off Speech at ISRAEL BROWNFIELDS 2000, at the Technion University, Haifa, Israel, January 2000.

"Introduction to Brownfields", and "Local Initiatives to Finance Brownfields: the Great Lakes Experience", at the CUED Brownfields Workshop In Cincinnati, Ohio, July 1999.

"Brownfields in Florida", Keynote speaker at 2<sup>nd</sup> Annual Florida Brownfields Conference in Jacksonville, Florida, May 1999.

"The Effects of Pipeline Ruptures on Non-Contaminated Residential Easement Holding Property in Fairfax County" ARES meeting in Tampa, Florida April 1999.

The Long Road Ahead for Brownfields, and What's in it for US?: Public Investment in Brownfields, at the Brownfields 1998 conference in Los Angeles, California, November 1998.

Home Building Forecast for 1999. Greater Cleveland Homebuilders Association, November 1998.

The Effects of Leaking Underground Storage Tanks on Residential and Commercial Property Values at the MEALEY'S Publications meeting on UST Litigation, Jacksonville, Florida, June 1998

The Price and Liquidity Effects of UST Leaks on Adjacent Contaminated Residential and Commercial Property (with William Bowen and Arthur Sementelli), at the annual meeting of The American Real Estate Society in Monterey, California, April 1998.

"Brownfields in Northeastern Ohio" at the 1997 meeting of the Cleveland Engineering Society, October 1997.

"Economic Reality Check: Lessons From Brownfield Redevelopment Cases", at

the Brownfields '97 conference in Kansas City, MO, September 1997.

"Lessons From Brownfield Redevelopment Cases: 13 Deals in 7 Venues", at the annual meeting of The American Real Estate Society in Sarasota, Florida, April 1997.

"Supply and Demand for Brownfields in Great Lakes Cities" Presented at Cuyahoga County Brownfields Finance working Group, and Ohio Land Use Conference, Columbus, Ohio, March 1997.

"Contaminated Land: Do Property Registers Do More Harm Than Good? An Analysis of the UK and USA Approaches to Public Management of Brownfields". (with Paul Syms) at the Pacific Rim Real Estate Society Meeting in Palmerston, North, New Zealand, January 1997.

"Supply and Demand for Brownfields in Great Lakes Cities: Implications for community Involvement." and "Financing Environmentally Contaminated Land in the Great Lakes Empowerment Zones", at the Small Cities Conference in Louisville, Kentucky, October 1996.

"Supply and Demand for Brownfields in Great Lakes Cities: Implications for community Involvement." Brownfields '96 conference in Pittsburgh PA, September 1996.

"Financing Environmentally Contaminated Land in the Great Lakes Empowerment Zones", at the annual meeting of The American Real Estate Society in Lake Tahoe, CA, April 1996.

"Emerging Issues in Brownfields Finance and Development", at the annual meeting of The American Planning Association in Orlando, Florida, April 1996.

"The Value Impact of Neighborhood Transition on Residential Sales Price", (With Roberto Quercia and Ivan Maric). Presented at the annual meeting of the American Collegiate Schools of Planning in Detroit MI, October, 1995.

"Negative Proximity Influence of Leaking Underground Storage Tanks/Toxic Neighbors on Residential Property: Issues of Information and Measurement." (with Rudy Robinson), at the annual meeting of The American Real Estate Society in Hilton Head, SC, April 1995.

"Two Urban Environmental Real Estate Research Issues in the United States of America: Brownfields and Underground Storage Tanks" Presented to the Faculty of the Department of Property, Univ. of Auckland, New Zealand, February, 1995.



"Management Issues For Leaky Underground Storage Tanks: How Are Property Transactions and Sales Prices Affected by Regulation of Contamination?" (with Arthur Sementelli), Presented at the annual meeting of the American Collegiate Schools of Planning in Phoenix, AZ, November, 1994.

"Economics, Finance and Budgeting Topics for the AICP Exam." Presented at the annual meeting of The American Planning Association in San Francisco, CA, April 1994, and at the 1996 meeting in Orlando, Florida.

"Using GIS to Make Micro-Level Real Estate Decisions for Local Government: A Financial and Environmental Analysis." Presented at the annual meeting of The American Real Estate Society in Santa Barbara, CA, April 1994.

"The Effect of Underground Storage Tanks and Toxic Emissions on Residential Sales Values." Presented at the annual meeting of The American Real Estate Society in Santa Barbara, CA, April 1994.

"The Market for Quantitative and Research Methods in Planning Practice: Do Schools Teach What Practitioners Practice?" Presented at the annual meeting of the American Collegiate Schools of Planning in Philadelphia, PA., October, 1993.

"Inner City Property Abandonment, Property Tax Delinquency and Net Equity: A Test of the Option-based Model in Cleveland, Ohio." Presented at the annual meeting of the American Real Estate Society in Key West, Florida, April, 1993.

"Public Real Estate Management and the Planner's Role: The Experience in Cuyahoga County, Ohio." Presented at the annual meeting of the American Collegiate Schools of Planning in Columbus, Ohio, October, 1992.

"Public Real Estate Management." Presented at the annual meeting of the American Real Estate Society in San Diego, California, April 1992.

"Borrower Net Equity as a Decision Variable in Industrial Real Estate Mortgage Default." Presented at the annual meeting of the American Real Estate and Urban Economics Association Meetings in New Orleans, LA, January, 1992.

### **COMMUNITY SERVICE PROJECTS**

Lower Big Creek Recreation Trail, Cleveland, Ohio (class project) for Cleveland Metroparks, Spring 2006.

Regional Government Alternatives for Greater Cleveland, Ohio (class project) Spring 2005.

Burke Lakefront Airport: Comprehensive land use and Alternatives Analysis, For City of Cleveland, Planning Commission (class project) Spring 2003.

EcoVillage Cleveland: Comprehensive Planning and real estate analysis, Ohio City, Cleveland, for EcoCity Cleveland and Detroit Shoreway Community Development Organization (class project) Spring 2001.

Housing Market Analysis for the NEC site in Ohio City, Cleveland Ohio, for Cleveland Urban Properties, (Class Project) Summer 2000.

Financial analysis for the commercial and industrial redevelopment in the Fairfax neighborhood, Cleveland, Ohio. Client: Fairfax Renaissance Development Corporation. (Class Project) Spring 1997.

Financial Analysis for the Retail Component of Hispanic Village. Client: Hispanic Business Association of Greater Cleveland. (Class Project) Spring 1996.

Market Development Potential for Retail and Local Services for Hispanic Village. Client: Hispanic Business Association of Greater Cleveland. (Class Project) Winter 1996.

Financial Analysis of Low Income Housing Tax Credit Sites in the St. Clair area of Cleveland, Ohio. Client: Enterprise Foundation (Class Project) Spring 1995.

Financial Analysis of Three Infill Housing Sites in the Ohio City Neighborhood of Cleveland, Ohio. Client: Near West Housing Corp. (Class Project) Spring 1994.

Retail Leakage Analysis and Evaluation of Alternative Retail Development Sites in Garfield Heights. Client: City of Garfield Heights, Ohio. (Class Project) Winter 1994.

Financial Analysis of Proposed Shopping Center at 152nd and St. Clair Avenue in Cleveland, Ohio. Client: City of Cleveland, Department of Community Development. (Class Project) Spring 1993.

Market Redevelopment Potential for Retail and Local Services at the Van Aken Rapid Station in Shaker Heights, Ohio. Clients: The Greater Cleveland Regional Transportation Authority and Planning Department, City of Shaker Heights. (Class Project) Winter 1993.

Financial Analysis of Converting the Noble School Site to a Proposed Hotel Project at I-90 and Babbitt Road. Client: City of Euclid, Ohio. (Class Project) Spring 1992.

Market Redevelopment Potential for Retail and Local Services at the Windermere Rapid Station in East Cleveland, Ohio. Clients: The Greater Cleveland Regional Transportation Authority and Department of Community Development, City of East Cleveland. (Class Project) Fall 1991.

Financial Analysis of Proposed Shopping Center at 131st and Miles Avenue in Cleveland, Ohio. Client: Union Miles Development Corporation. (Class Project) Spring 1991.

### **PROFESSIONAL ORGANIZATIONS**

American Real Estate Society (ARES), (Fellow, member of board of directors, Director of Career Development and Jobs website, since 2004)

American Institute of Certified Planners (AICP) since 1983

American Planning Association (APA)

Appraisal Institute, Academic Review Panel, The Appraisal Journal (2001-2005).

Clean Air Conservancy, Cleveland Ohio (Board Member 1997-2003)

Corporate Real Estate Executives Network (CORENET), Northeast Ohio Board Member (2000-2003)

Cleveland Hillel, Board member 2002-2005

Urban Land Institute (ULI), Member, (National) Sustainable Development Council (2004)

### **EXPERT WITNESS**

Real property damages to the Twee Jonge Gazellen Winery in Tulbagh, South Africa related to contaminated bottling problems, for The Mason Law Firm, (expert, 2005).

Real property damages from a TCE groundwater Plume on residential and commercial property values in Endicott NY, For Phil Johnson and other attorneys (expert, underway)

Real property damages from a railyard spill contamination on residential property values in Lake Charles, Louisiana, For Lundy Davis Law firm (expert, underway)

Real property damages from creosote contamination on residential property values in Alexandria, Louisiana, For Lundy Davis Law firm (expert, underway)

Real property damages from creosote contamination on residential property values in Pineville, Louisiana, For Lundy Davis Law firm (expert, underway)

Real property damages from environmental contamination on residential property values in Crystal Springs, Mississippi Williams et al vs. Kuhlman Corp. et al (expert 2005).

Real property damages from dioxin environmental contamination on residential property values on Lake Sam Rayburn, Texas Anderson et al vs. Abitibi et al (deposition and testifying expert 2005).

Real property damages from DDT contamination on residential and commercial property values in McIntosh, Alabama Adams et al vs. Ciba Specialty Chemicals Corp et al. For Lambert & Nelson Law firm, (underway)

Real property damages from water contamination on residential and commercial property values in Moss Point, MS. Hulbert et al. vs. Morton International, Rohm & Hass et al. For Mithoff Jacks Law firm, (underway).

Real property damages from creosote contamination on residential property values in Grenada Mississippi, Ellis et al. vs. Koppers et al For Lundy Davis Law firm (deposition and testifying expert, underway)

Real property damages from groundwater contamination on residential property values in Columbus, Mississippi, Vaughn et al vs. Johnson Electric Automotive et al For Lundy Davis Law firm (testifying expert, underway)

Real property damages from a pipeline leak in Kankakee, Illinois, Quick et al vs. Shell et al. for the Cashion Law Firm, Chicago, IL (2004, expert, underway).

Real property damages from a superfund landfill in Jacksonville, FL, Williams et al vs. City of Jacksonville et al. for Doffermyre Shields Canfield Knowles & Devine LLP, Atlanta, GA (2004, testifying expert and deposition, underway).

Impacts of relocation of a Buick dealer in Lorain Ohio, for Nick Abraham Dealership, Elyria, OH (2004, underway, deposition)

Real property damages from a BP refinery in Neodesha, Kansas (2004, expert, underway).

Real Property Damages caused by mercury contamination in McIntosh, Alabama Dorothy Reed et al vs. Olin Corporation et al. (testifying expert, 2004 underway, deposition).

Real Property Damages caused by lead contamination in Picher/Cardin Oklahoma, Cole et al vs. Asarco Inc. et al. (testifying expert, 2004 underway, deposition).

Real property damages from environmental contamination on residential property values in Crystal Springs, Mississippi Kellum et al vs. Kuhlman Corp. et al (consulting expert 2004, testified at Daubert hearing).

Analysis of land rent increases and associated real estate losses at Columbia Park, in Olmsted Township, Ohio, for Columbia Park Homeowners Association and Kirk Stewart, Attorney, Pojman et al vs. Columbia Brook Park Management LLC et al (2003, underway, consulting expert).

Real property damages from chicken farms to residential and commercial property values for littoral property owners on Grand Lake of the Cherokees in Oklahoma. Thompson et al vs. Tyson Foods et al (2003, testifying expert and deposition).

Real Property Damages caused by a leak from a Pipeline in Parker County, Texas, (2003, underway). McCauley vs. Chevron Pipe Line Company (testifying expert).

Real property damages from leaking underground storage tanks in Erie County, Ohio, VanRaepenbusch et al v. Sunoco, Inc., et al. (2003, testifying expert, deposition).

Real property damages from natural gas explosion in Hutchinson, Kansas. Dodge, Schmidt et al v. Kansas Gas Service Co., ONEOK, Inc. et al. (2003, testifying expert, deposition and trial).

Real property damages from a FUDS on residential property values in The District of Columbia Jach et al v. American University. (2003, expert)

Real property damages from leaking underground storage tanks in the District of Columbia Nnadili et al vs. Chevron (2002, testifying expert and deposition expert).

Real property damages from leaking underground storage tanks in South Carolina Fairey vs. Exxon class action suit (2002, testifying expert and deposition).

Real Property Damages caused by a Pipeline Rupture in Hunt County, Texas, (2002, underway). Abundiz et al v Explorer Pipeline et al. (testifying expert and deposition).

Real Property Damages caused by a Pipeline Rupture in Hunt County, Texas, (2002, underway). Browning et al v Explorer et al (testifying expert and deposition).

Real property damages caused by Styrene releases on the surrounding neighborhood in Covington, Kentucky class action suit Wilson v Interplastic Manufacturing Corp. (2001, underway, testifying expert and deposition).

Real property damages caused by PCB releases on the surrounding neighborhood in Anniston, Alabama, Owens v Monsanto Corp., multi-plaintiff lawsuits (2001, testifying expert and deposition).

Real Property Damages caused by PCB spills on contaminated property in Pennsylvania, (2000, underway, expert).

Real Property Damages caused by a Pipeline Rupture in Maryland, In Re Swanson Creek Oil Spill Litigation, (2001, testifying expert and deposition and testimony as an expert in real estate environmental damages in federal court on class certification).

Real Property Damages caused by Leaking Underground Storage Tanks, class action suit Peters et al vs. Amoco et al., (1997, underway, testifying expert and deposition).

Real Property Damages caused by Pipeline Ruptures, class action suit Wesley et al. vs. Colonial Pipeline Co., 1997.

Fair Housing Program needs, based upon residential location decision making and newspaper activity, Buckeye Hope et al. vs. City of Cuyahoga Falls, Ohio, (1997, testifying expert and deposition).

Real Estate analysis of suitable uses for a 29 acre property near Lost Nation Airport, Slyman vs. City of Willoughby, Ohio County Court of Common Pleas, Case # 98CV000619 (1999, expert)

Bio: Robert A. Simons, Ph.D.

Robert A. Simons is a Professor and former director of the Master of Urban Planning, Design and Development program at the Levin College of Urban Affairs at Cleveland State University in Cleveland, Ohio. He is also the faculty advisor for the Certificate Program in Real Estate Development and Finance, offered in conjunction with the Nance College of Business at CSU. During Fall 2005, Dr. Simons has been a Fulbright Scholar at Wits University in Johannesburg, South Africa. Dr. Simons received his Ph.D. from the University of North Carolina at Chapel Hill in City and Regional Planning, with an emphasis in real estate. He also holds a Master of Regional Planning and a Master of Science in Economics, both from U.N.C. His undergraduate degree in anthropology was earned at Colorado State University. He has been a member of the American Institute of Certified Planners (AICP) since 1983. At the Levin College of Urban Affairs, Dr. Simons teaches courses in real estate development, market analysis and finance, public economics Ph.D. research methods and environmental finance. Dr. Simons has published over 35 articles and book chapters on real estate, urban redevelopment, environmental damages, housing policy and brownfields redevelopment. He authored a book entitled Turning Brownfields into Greenbacks, (published by Urban Land Institute), and When Bad Things Happen to Good Property, (published by Environmental Law Institute in 2006). Dr. Simons has an active consulting practice, and has served as an expert witness in matters related to Real Estate and Environmental damages.