

LEADERSHIP

Managing Principals

Walter F. Kieser, a founder and Managing Principal of EPS, is a land use planner and urban economist. During his 35-year professional career, he has specialized in managing complex land use planning and conservation projects, preparing economic and financial analyses and implementation programs, and facilitating large-scale real estate transactions. Mr. Kieser is an APA member and an associate member of CALAFCO. He received the California APA "Award of Merit for Planning Implementation" in 2002 for the Sonoma County Housing Element.

James R. Musbach, a Managing Principal of EPS, is a real estate economist with broad experience providing strategic advice to public and private clients on the economic and financial dimensions of land use and real estate development. He has particular expertise in complex, large-scale urban reuse and redevelopment projects and in the negotiation of public/private development and financing agreements. Mr. Musbach is a member of Lambda Alpha International (Golden Gate Chapter president in 2008 and 2009). In addition, he is a ULI member and has published articles in ULI's magazine, Urban Land.

Tim Youmans, a founder and Managing Principal of EPS, has nearly 30 years of experience in assessing the economic impacts and financial feasibility of development projects and designing appropriate financing mechanisms for the construction of needed infrastructure. Mr. Youmans has prepared development impact fee programs for a broad client mix comprising city and county agencies, special districts, and school districts. His memberships include ULI, the Building Industry Association, the Coalition for Adequate School Housing, and Lambda Alpha International.

David Zehnder, a Managing Principal of EPS, is a consulting economist specializing in public/private development, transactional real estate, feasibility analysis, and public finance. His practice centers on the creation of viable land use and financial strategies taking full account of regional site context, market conditions, public policy objectives, and private sector financial requirements. Mr. Zehnder is a member of ULI, the International Economic Development Council, and the California Association for Local Economic Development.

Principals

Richard Berkson, an EPS founding partner and Principal of the firm, has substantial experience in fiscal analysis and public finance, capital improvement programs, local government reorganization proposals, and real estate projects. His work includes evaluating mechanisms for the funding of public services and improvements. Mr. Berkson has presented papers to the California Association of Local Agency Formation Commissions on fiscal issues related to municipal reorganization and is a member of the Association of Public Policy Analysis and Management.

Jamie Gomes, a Principal of EPS, has 10 years of experience consulting in the areas of public finance, fiscal analysis, government organization, and real estate economics. In the past several years, Mr. Gomes has prepared numerous complex infrastructure and public facility financing programs and has helped to implement the array of funding mechanisms identified to carry out the recommended financing strategies. He is a member of ULI and has made presentations on development impact fees at the last few annual National Impact Fee Roundtable Conferences.

The Economics of Land Use



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Daniel R. Guimond, a Principal of EPS, is an economist and planner with 27 years of experience in economic and financial analysis and development planning for the public and private sectors. His activities on both land use and transportation-related projects include market and financial analyses, economic development and impact analyses, as well as implementation and capital improvements programming. Mr. Guimond is a member of the American Institute of Certified Planners, APA, and ULI.

Andy Knudtsen, a Principal of EPS, provides direction to private and public clients using his 19 years of experience in real estate economics, feasibility assessment, and public policy analysis. His practice encompasses market, feasibility, and financing strategies for a wide range of development, including master-planned communities, mixed-use town centers, and transit-oriented development. With EPS since 2001, Mr. Knudtsen has been instrumental in expanding the firm's presence throughout the Rocky Mountain West. His memberships include the American Institute of Certified Planners and ULI.

Jason Moody, a Principal of EPS, has worked at the firm for more than 12 years. He has extensive professional experience in the areas of public finance, real estate market and financial analysis, redevelopment, and regional economics. Mr. Moody has developed a strong practice in the area of redevelopment, focusing on the feasibility of individual projects as well as the revitalization of entire districts. He has contributed to numerous publications, including recent articles for ULI's magazine, *Urban Land* and IEDC's publication, *Economic Development Journal*.

Teifion Rice-Evans, a Principal of EPS, has worked at EPS for nearly 15 years. His practice covers the economics of urban revitalization and development, the financing of infrastructure and public services, as well as the formulation of housing and economic development policy programs. He has specific expertise in conservation economics and sustainable development. Mr. Rice-Evans conducts seminars on urban economic issues for organizations such as ULI, UC Extension, APA, and The Nature Conservancy.

Darin Smith, a Principal of EPS, has broad experience in providing strategic advice to clients on the economic and financial dimensions of land use and real estate development. He has particular expertise in complex, large-scale urban reuse and redevelopment projects and in negotiation of public/private development and financing agreements, as well as affordable housing and transit-oriented development. Several of Mr. Smith's projects have received honors and awards from State and national organizations, and he has spoken on the topic of Green Building Practices in Transit-Oriented Development at the Rail~Volution National Conference.

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