



REAL ESTATE DEVELOPER FORUM

Tuesday, October 21, 2025

Linda Hall Library

8:00 A.M. REGISTRATION & NETWORKING

8:30 A.M. OPENING REMARKS

High-level State of Play, presented by U.S. Green Building Council

9:00 A.M. MORNING SESSIONS

30-minute deep dive discussions

1. Utility Incentives 2.0
2. Tax Incentives Updates (*What's changed with H.R. 1*)

— 10 minute break —

3. PACE & Alternative Lending

10:40 A.M. MID-MORNING PANEL

Midwest Developer Panel

11:30 A.M. Q&A SESSION

12:00 P.M. ADJOURNMENT

Thank you to Linda Hall Library for hosting!

MIDWEST DEVELOPER PANEL

Ben Evans (U.S. Green Building Council) – Ben Evans leads federal legislative strategy for USGBC, focusing on policies and incentives that shape project costs and cash flows. He helps industry navigate emerging federal programs that impact codes, financing, and delivery.

Abby Massey, PE (TaxTaker) – Abby Massey is Vice President of Energy Incentives at TaxTaker and a licensed professional engineer, leading the firm’s work on energy-related tax incentives. An expert on Section 179D and other tax incentives, she has completed 1,400+ projects in her career.

Josh Campbell, JD (Missouri Energy Initiative) – Josh Campbell is the Executive Director of the Missouri Energy Initiative and administrator of the Show Me PACE Clean Energy District, with roughly two decades of coalition-building and policy experience across energy and related sectors. He has worked with all levels of state government and serves on national clean-energy committees and councils.

Dana Gordon, CEM (TRC Companies / Evergy programs) – Dana Gordon supports Evergy’s Business Energy Savings programs, helping commercial projects unlock utility incentives and reduce first costs. She works with project teams to align scopes with rebate pathways and faster paybacks.

Ajia Morris (LocalCode Kansas City) – Ajia Morris is the founder of LocalCode Kansas City and co-founder of The Greenline Initiative, leading community-driven, regenerative real-estate projects to address racial wealth inequality on Kansas City’s East Side. Trained as an attorney, she focuses on strategy and implementation for equitable neighborhood redevelopment.

Jonathan Arnold (Arnold Development Group) – Jonathan Arnold is CEO of Arnold Development Group, known for mixed-use urban infill and long-term, value-driven projects. He focuses on underwriting, tenant-centric design, and efficient delivery models that strengthen operating performance.

Monte Hilleman (SIG Earth / Sustainable Investment Group) – Monte Hilleman is Vice President at SIG Earth, where he aligns investment, compliance, and risk frameworks to improve asset performance. Previously with the Saint Paul Port Authority, he advanced complex redevelopment deals from concept to capitalization.