

MONTREAL LAND ECONOMICS GATHERING



LAI members and their guests, numbering about 140 and representing 23 of its 26 chapters across North America and around the globe, gathered in Montréal and were greeted with mostly sunny, pleasant conditions on Thursday, September 11.

The 2025 Land Economics Gathering headquartered at the Hotel Place d'Armes, a Michelin Key boutique hotel located in the heart of Old Montréal and the historic financial district.



The classic façade of our hotel. Credit: Photo courtesy of Hotel d'Armes.

Our host city lies along the St. Lawrence River and is a vibrant urban setting combining its European charm with cutting edge modernity. Serving as the provincial capital of Quebec, the city has a population of about 1.7 million in a metropolitan region of 4.2 million.

Its First Nation earliest people were members of the Iroquois nation. French settlers first arrived in the early 1600s and the fur trade was area's primary economic focus. The British arrived a little over a century later, establishing the beginning of a French – English bi-lingual community.

Being situated in the historic heart of Montréal meant our group had several inviting prospects exploring on foot. These were some of the walking tours suggested during free time and while the annual business meetings were taking place:

- Quartier des Spectacles Tourisme Montréal - <https://www.mtl.org/en/what-to-do/culture-arts-heritage/quartier-des-spectacles>
- Montréal Underground City <https://www.mtl.org/en/experience/guide-underground-city-shopping>
- Port of Montréal Grand Quay <https://www.port-montreal.com/en/grand-quay>

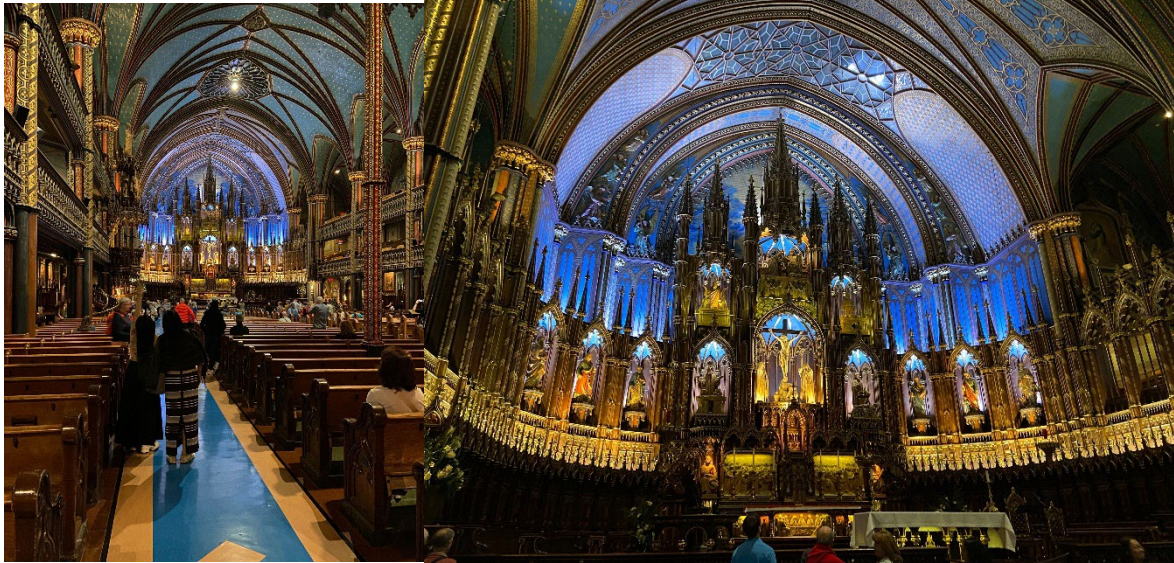
Many in our group chose to take in a combination of Old-World history and inspiring architecture that were on display just steps away from our hotel, where in the Plaza we encountered the statue of Maisonneuve, founder of Montréal, and the remarkable Notre-Dame Basilica.



Views of the Basilica and Maisonneuve statue in Place d'Armes. Credit: Ian Lord, Simcoe.

This magnificent edifice was built between 1824 and 1829. It is an exemplar of Gothic revival architecture. Featuring massive twin towers, pointed arches, and elaborate stained

glass windows, the structure of the interior is regarded among the most dramatic in the world, richly decorated with vibrant colors and detailed carvings.



Notre Dame Basilica Interior Views. Credit: Phil Adams, Chicago Region.

DAY 1 – THURSDAY, SEPTEMBER 11, 2025

Thursday morning found Lambda Alpha Executive Committee, LAI and LEF Board Members engaged into the business of our honorary professional society.

The new Officer slates for the term of 2026-28 were nominated and the Board will vote on later this year. The Presidents Roundtable followed, sharing chapter issues and best practices.

THURSDAY AFTERNOON - WELCOME

The Montréal Land Economics Gathering was formally opened by Cheryl Soon, LAI International Gathering Committee Chair, Tim Youmans and Ian Lord, Montréal Gathering Co-Chairs. Our sponsors were highlighted for their commitment to this Gathering.



Tim Youmans and Ian Lord – Montréal Co-Chairs; Cheryl Soon, International Gathering Committee Chair. Tim thanks dedicated sponsors for support.

PRESENTATION – HOUSING AFFORDABILITY

The housing affordability program was presented in cooperation with LAI's Global Initiatives Committee. The presentation was introduced by Committee Chair – Rick Cook, Vancouver chapter, who would be announced as the 2025 LAI International Member of the Year.



Rick Cook opening the Housing Affordability session.

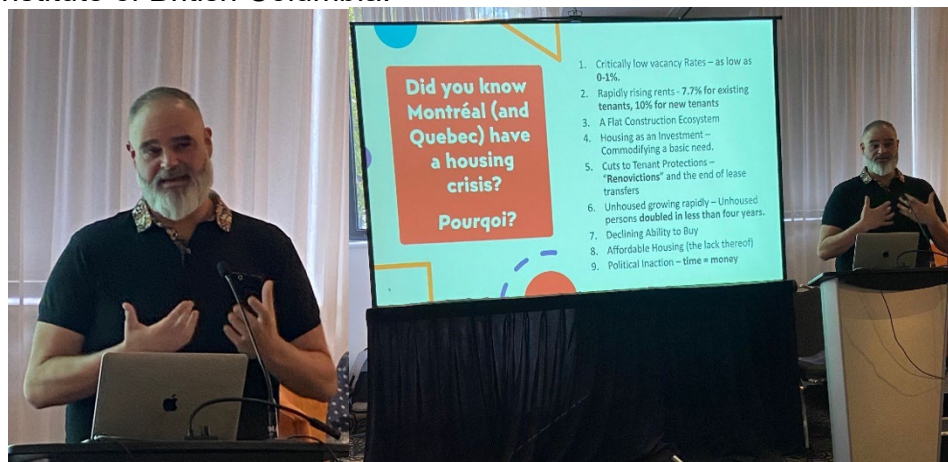
The program focused on how housing affordability is being addressed in Montréal and how this informs the challenges being confronted throughout Canada and the United States.

The distinguished speakers provided an overview of Quebec and Montréal housing policy and discussed positive solutions to the growing housing crisis and the principle of housing equity in both Canada and the United States.



Emilie K. Adin moderated the presentation.

Emilie K. Adin served as moderator. Emilie is member of the Vancouver Chapter; Writer, Speaker and City Planner at urbancurious.com; and Immediate Past-President, Planning Institute of British Columbia.



Defining the local housing crisis. Craig Sklenar, Arcadis Montréal.

Craig Sklenar, a Principal-Urban Design with Arcadis Montréal, gave a forceful case for increasing the housing supply in the Montréal region and throughout Canada. He used dramatic examples, such as the need to build the equivalent of the annual housing supply of ten Houstons to meet the local demand over the next decade.



A new approach to senior housing from Caroline Sauriol, Mission Unitairés.

Caroline Sauriol, CEO of the nonprofit Mission Unitairés shared their exciting approach to providing affordable, quality social housing to Québec's low-income seniors. They have a model housing structure providing 100 dwellings and have already delivered several buildings, from engagement to completion in short time frame and lower cost.



Rick Cook, Global Initiatives Chair, introduces Angela Brooks.

Providing a United States perspective was **Angela Brooks**, FAICP, LAI Philadelphia, and Philadelphia's new Chief Housing and Development Officer, who is now leading her city's housing initiatives and policies.

Brooks is the immediate past President, American Planning Association, and has extensive housing policy experience in Chicago and the state of Illinois. She was an active member of the LAI Chicago region chapter board.

Brooks identified the three main barriers to achieving more housing supply: counterproductive regulation, NIMBYism, and inefficient bureaucracy. She noted that,

while we have divergent views on many policy issues, everyone agrees that we need more supply. We just don't agree on how to pay for it.



Angela Brooks highlights the Housing Supply Accelerator Playbook.

Brooks directed our attention to the Housing Supply Accelerator Playbook, a document describing how communities can take the steps to overcome the barriers to achieving greater housing supply. The playbook is the result of a collaboration between the National League of Cities and the American Planning Association.

<https://www.nahb.org/advocacy/state-and-local/housing-supply-accelerator-playbook>

LAI MEMBERS ENJOYED A LIVELY Q&A WITH OUR PANEL



Emile Adin leads Q&A with panelists Craig Skelnar, Caroline Sauriol and Angela Brooks.



Our thoroughly engaged members responded with thoughtful questions.

View each Speakers' slides and more pictures – Day 1 Housing Affordability Folders - [CLICK NOW](#)

Before leaving the topic of Housing Affordability, we heard from one more prominent voice. Although he was not able to join us in person, **Samuel Watts** wanted to greet us and share his message via a video.



Samuel Watts advocates for an ecosystem of care. Credit: Courtesy, Samuel Watts.

Watts is the CEO and Executive Director of Mission Bon Accueil (Welcome Hall Mission), a prominent Montréal nonprofit dedicated to eradicating homelessness and hunger through a wide range of services for vulnerable residents.

In his remarks to us he reinforced the message of the need for greater housing supply, while thinking ahead to prevent market mismatches. He also urged that our "ecosystem of care" be efficient and that we go beyond providing physical shelter by having wraparound services so that people with limited resources will be able to stay in their homes.

You're invited to view Samuel Watts video:

https://drive.google.com/drive/folders/1PQwxvbiZg1_vreaCCNTPH-qP5z32ZZg3

GUIDED WALKING TOURS OF OLD MONTRÉAL

Following the morning presentations and a buffet lunch, attendees enjoyed guided walking tours of Old Montréal.

One of the tours provided a historical perspective of Old Montréal, and insights into its recent revitalization. We learned that our Hotel Place d'Armes on Rue St. Jacques served as the original location of the National Bank of Canada.

In fact, cobblestoned Rue St. Jacques is where most Montréal banks originally located. Competing banks occupied both sides of Rue St. Jacques over a 4-block stretch and distinguished themselves by building in an array of classical architectural styles.

This tour included an exploration of the cavernous Bank of Montréal and passed by the National Bank of Canada (now a 40-story skyscraper) both located on the Place d'Armes. As the tour moved further along Rue St Jacques, the visitors encountered the Montreal World Trade Center and a sighting of an iconic slab of the Berlin Wall.



The imposing Bank of Montréal architecture; elegant former banks on Rue St. Jacques.

Continuing, the group came upon the archeology and historic complex, along the St. Lawrence River, where the Bonsecours Market Building (now government offices) stands across from the historic Pointe-à-Callière museum.

Many restaurants and shops could be found on St. Paul Street, but for another occasion, as it was time to return for the President's reception.

LAI PRESIDENT'S RECEPTION AND DINNER

A short walk from our hotel, moving past the Place d'Armes and the Basilica over cobblestone streets, brought us to Montreal's old restaurant and hotel district, which was undergoing significant renovation. We arrived at our destination for the evening's festive events,

Gathering attendees were welcomed at the President's Reception and Dinner held at the Hôtel Nelligan Rooftop Terrace. Terrasse Nelligan is a chic rooftop venue located atop the 5th floor of Hôtel Nelligan in Old Montréal.

The space offers magnificent panoramic views of the Old Port, the Saint Lawrence River, and the iconic Notre-Dame Basilica. The space is known for its urban elegance set within historic architecture, featuring abundant greenery and a congenial ambiance. The Nelligan was a great site to meet and greet LAI colleagues and to enjoy dramatic views of Montréal.

The weather was warm and pleasant contributing to a fun, informal atmosphere. We were served French cuisine served buffet style. Following the award presentation and buffet dinner, a singer and band provided entertainment.

PRESIDENTIAL WELCOME



Kathline King and Craig Binning, current and incoming International Presidents.

Kathline King, LAI International President, greeted the LAI members and their guests. After two very successful years as head of our organization, she noted it was time to pass the gavel to Craig Binning, Incoming LAI International President.

She then indicated, after teasing a bit, that there would be a smooth presidential transition. She also noted that the incoming board, who would be formally elected in an upcoming meeting, would include a significant number of Canadians. Craig Binning, in turn, welcomed this news, welcomed all of the guests to Canada, which he noted would not become the 51st state. Both King and Binning were warmly applauded.



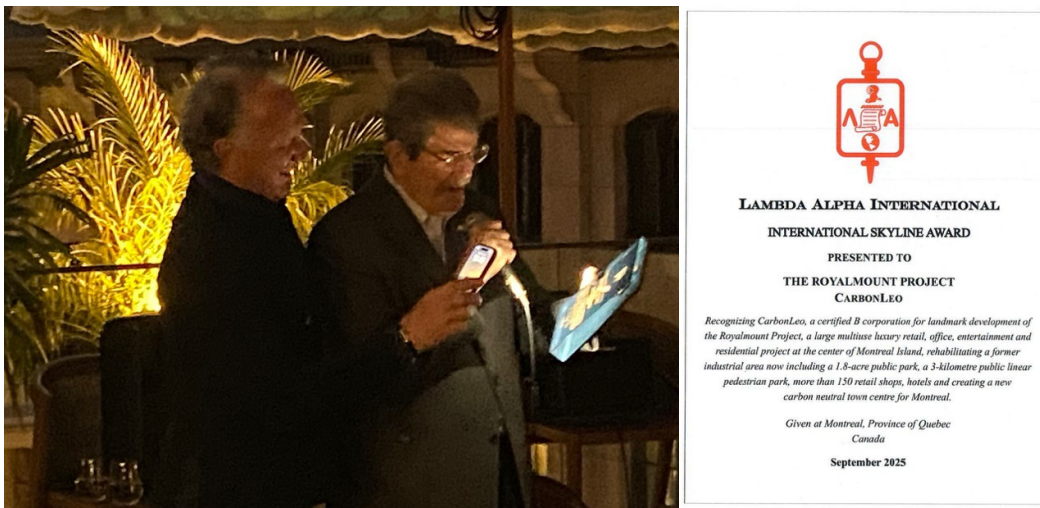
The informal setting of the reception allowed attendees to reconnect with old friends and make new ones.

Enjoy additional pictures; Folder Day 1 - President's Reception –[CLICK NOW](#)

SKYLINE AWARD & PRESENTATION

While LAI's annual awards are usually presented at the closing gala dinner, the schedule was modified to accommodate the winner of the Skyline Award who could not be present on Saturday.

Lambda Alpha International awards its prestigious Skyline Award to recognize projects or policies that exemplify outstanding applications of land economics principles, specifically in the preservation, development or effective use of land resources. Typically, the award goes to projects based in the host city of our annual meeting.



Claude Marcotte, EVP CARBONLeo provides the light, Jim Fawcett, Awards Chair reads the citation.

Recognizing CarbonLeo, a certified B corporation for landmark development of the Royalmount Project, a large multiuse luxury retail, office, entertainment and residential project at the center of Montréal Island, rehabilitating a former industrial area now including a 1.8-acre public park, a 3-kilometre public linear pedestrian park, more than 150 retail shops, hotels and creating a new carbon neutral town centre for Montréal.

Given at Montréal, Province of Québec, Canada, September 2025

The 2025 LAI Skyline Award was presented to Royalmount Luxury Mall Development, Montréal. The presentation was made by Jim Fawcett, LAI Awards Chair.

Accepting the award was Claude Marcotte, EVP-Partner, CARBONLEO - Royalmount Developer. Gathering attendees would have the opportunity to explore Royalmount the following day.

DAY 2 – FRIDAY, SEPTEMBER 12, 2025

The second day of the meetings began with breakfast at Hotel Place d'Armes and a light-hearted presentation to our hard-working Co Chairs.



Rick Cook made the announcement.

PRESENTATION – ARTIFICIAL INTELLIGENCE

The land economics program resumed with a session on Artificial Intelligence.

To provide a little context for this presentation, real estate developers and architects in Montréal are using AI to enhance every stage of the building lifecycle, from initial feasibility studies and design to urban planning and property management. Leveraging Montréal's position as a major AI hub, they are deploying specialized tools to increase efficiency, optimize outcomes, and reduce costs.

Artificial Intelligence is beginning to have a significant influence on all aspects of land use and development. Attendees had an opportunity to learn how Montreal, one of the world's leading centers of AI development, is deploying this technology in the management of its own physical development.

View selection of Speaker's slides – Day 2 – AI Presentation. [CLICK NOW](#)



Mike Cloutier, MoovAI, flanked by Gathering Co-Chairs.

The program was introduced by Tim Youmans and Ian Lord, Montréal Gathering Co-Chairs. Our featured speaker was Mike Cloutier PhD, Vice President, Managing Director, Data & AI Strategy and Transformation – MoovAI. moov.ai/en

Moov AI provides artificial intelligence solutions to a variety of industries, including real estate development using today's AI technologies. Moov.AI offers solutions to solve business challenges and improve decision-making processes.



Mike Cloutier describes how AI brings value to urban development.

Our speaker also highlighted Mila – Quebec's Artificial Intelligence Institute. Mila is recognized worldwide for its major contributions to AI.

For example, AI can be applied to urban analytics: In partnership with institutions like Mila, local architects and urban planners are using AI to analyze historical data and social trends. This informs urban development and helps create more inclusive, sustainable, and socially impactful urban spaces. <https://mila.quebec/en>

PROGRAM – TOUR OF ROYALMOUNT



Royalmount Master Plan by Lemay Architecture & Design. Plan graphic, Courtesy of Lemay.

Mid-Friday morning we gathered in tour busses for a tour of the Royalmount Master Plan Community. Royalmount is located in the Town of Mount Royal and represents a transformation of a former industrial area into lively new urban center. The project covers nearly 80 acres and will eventually include retail shops, restaurants, offices, park space and entertainment venues.



Phases in Royalmount Master Plan illustrated in Claude Marcotte's presentation.

Royalmount represents a groundbreaking approach to how people work, learn, play and live. The largest private development in Quebec, Royalmount is designed as a dense, mixed-used project with massive greening, public transit access and a focus on active mobility.



Claude Marcotte presenting the Royalmount vision.

The program highlight was a detailed presentation by Claude Marcotte of CarbonLeo, the Royalmount developer. Review all the Royalmount development slides in the Claude Marcotte presentation: Day 2 Folder - Royalmount [CLICK NOW](#)

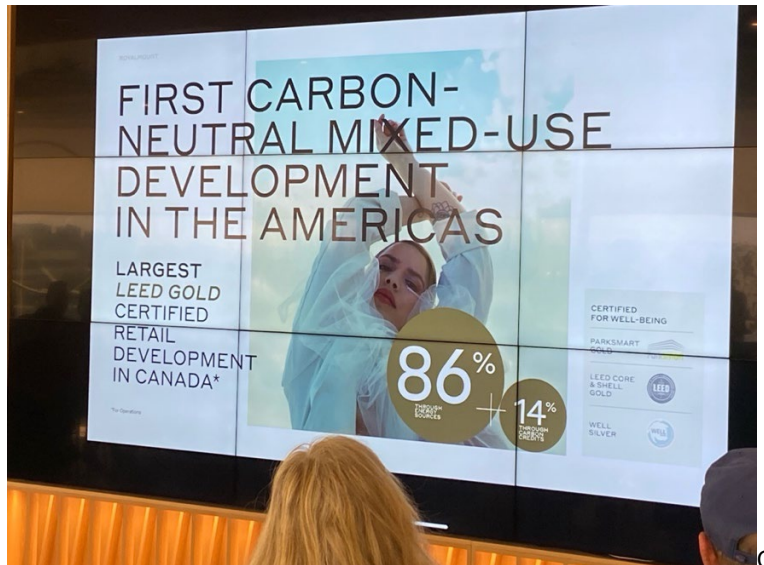


Claude Marcotte welcomed LAI to Royalmount luxury mall. Photo: P. Adams. Graphic by Lemay Architecture and Design.

Attendees then had the opportunity to tour the development and seek lunch options at the recently opened Royalmount luxury retail mall. The mall is the first phase of the Royalmount project.

It is a new deluxe shopping center, home to some of the best-in-class brands, experiences and offerings in the Quebec market. Signature stores include Louis Vuitton, Gucci, Versace, Rolex and Balenciaga. At buildout it will consist of 170+ stores and 60+ restaurants.

Other notable features of Royalmount include that it is Canada's first 100% carbon-neutral mixed-use development and aims for LEED Gold certification. The destination is designed for experiential retail, featuring public plazas, a European-style food hall ("Le Fou Fou"), an aquarium, event spaces and a linear park for recreation.

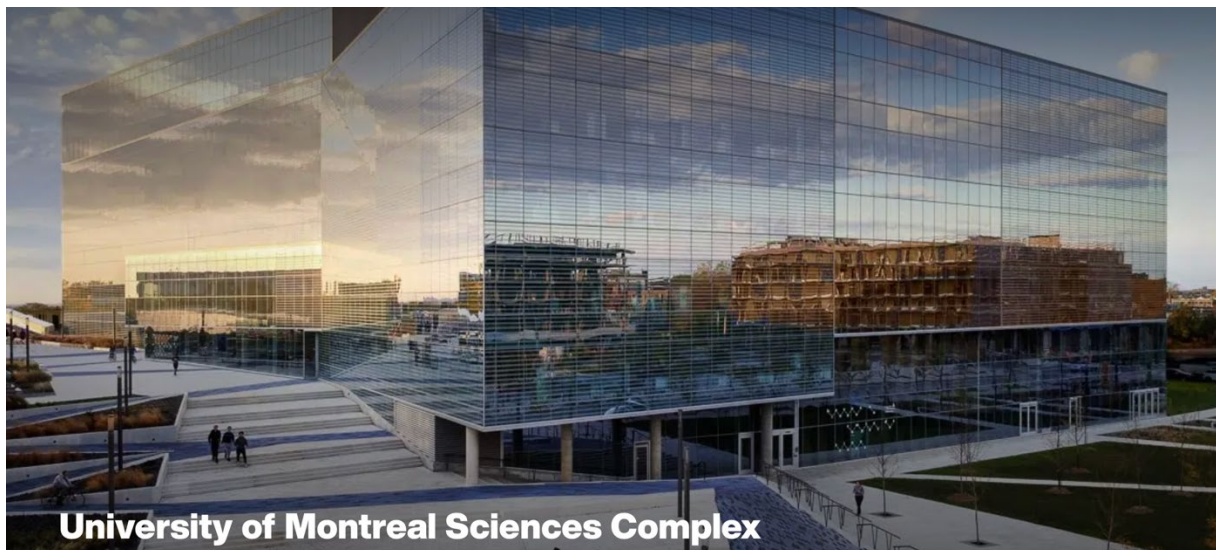


Claude Marcotte's presentation noted Carbon-neutral and Leeds certification.

As we reported, Royalmount was given LAI's Skyline Award – and, by the stellar accounts of those in attendance, well deserved.

PROGRAM – DISTINCTIVE ARCHITECTURE

Later that afternoon we headed to the Université de Montréal Sciences Center – CampusMIL. <https://campusmil.umontreal.ca/>

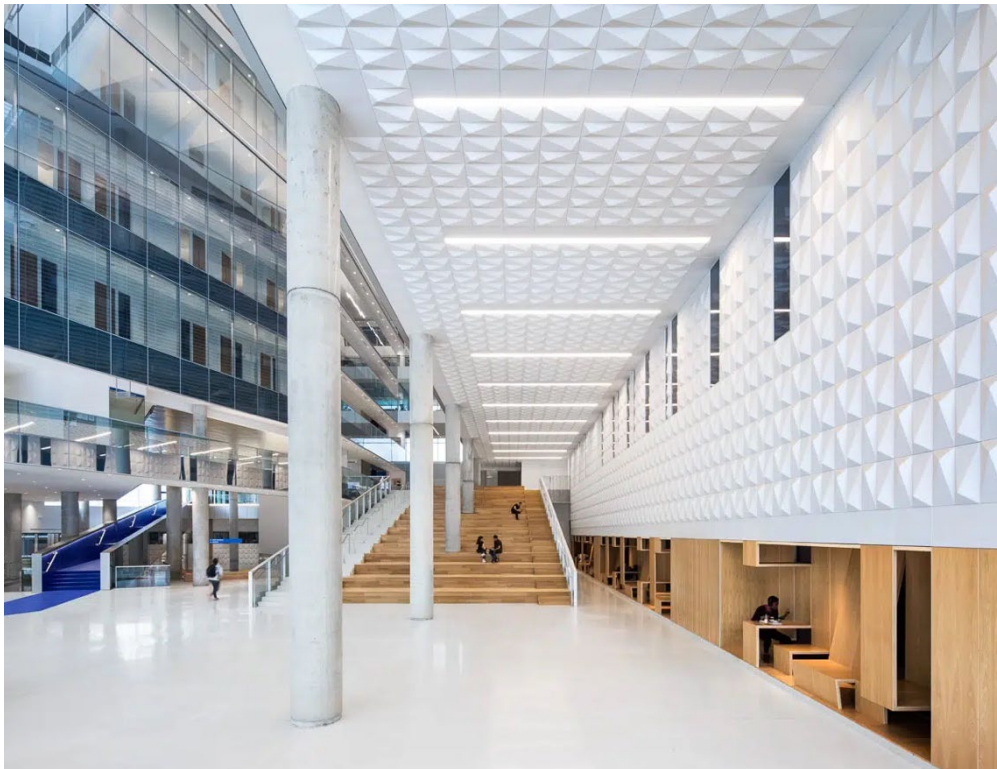


The Complex as shown on lemay.com. Photo courtesy of LeMay.

Lemay - Architecture and Design describes itself as “a team of architects, designers, leaders, and change-makers creating meaningful spaces for people and their communities.”

The LAI group had the good fortune to hear directly from the leader of this group. Ian Lord, Simcoe chapter, introduced Louis T. Lemay Architect, FRAIC, AIA; President LEMAY. lemay.com/





LeMay describes the MIL Complex as generous, continuous and open. Credit: Photos courtesy of LeMay Architecture and Design.

With our visit to the Université of Montréal Sciences Center we had the opportunity to directly experience the creativity of this multidisciplinary design firm. The Sciences Center's website describes the transformation that the Lemay team achieved.

"Revitalizing 38 hectares where a former Canadian Pacific switching yard once stood, the Université de Montréal's Science Complex—known as Campus MIL—is a 60,000 m² pillar project that transformed an abandoned industrial urban site into a sustainable and pedestrian hub of innovation, living and education.

Take this link to further explore this innovative site:

lemay.com/projects/university-of-montreal-sciences-complex



University of Montreal Sciences Complex Credit: Courtesy of LeMay Architecture and Design.

The description continues -

"The project consists of 190 laboratories, 11 classrooms of varying capacities and a 330-seat library, among which are public and student spaces connected through interior bridges. Generous, continuous, luminous, and open, these spaces promote better relationships and interactions between students, professors, and researchers.

Just as Campus MIL's studies look forward to a bright future, so too does its design that earned a LEED v4 Gold certification: Coated in energy-efficient glass that fills the space with natural light throughout the day and topped with green roofs, the site is designed to encourage cyclists and pedestrian access. Built from regional and recycled materials on decontaminated land, Campus MIL's operations—from ventilation and heat to lighting, water consumption and passive solar gains during winter seasons —are optimized throughout.

Part of the vision proposed by a satellite campus master plan designed by Lemay, the Science Complex celebrates a “Citizen University” concept with space geared towards a love of learning, fostering open dialogue and debate in an urban environment replete with agoras and park access.”

Pictures from Lemay presentation:

Day 2 – Folder Cutting Edge Architecture. [CLICK NOW](#)

FRIDAY EVENING

TABLES FOR 8 AT MONTRÉAL’S GREAT RESTAURANTS

One of the welcome features of some recent Land Economic Weekends has been the Dine-Around. This dining arrangement provides attendees with the opportunity to try out different restaurants, perhaps with some unique local cuisines, and located in various parts of the host city.

Happily, this opportunity was again afforded for participants in the Montréal Gathering, in the form of Tables of 8, each hosted by LAI Montréal Committee members. Some of the experiences of those setting out to sample the local food options included the following.

Holly Elmore reported joining the Dine-Around hosted by **Jamie Cook, Simcoe**, at Mama C's – “Jamie was a perfect host! In the afternoon, Jamie texted each attendee to confirm where to meet for the dinner, and he was punctual. We had chapter diversity at our table of 8 - Simcoe (3), Atlanta (1), LA (2), FL Suncoast (1), and At-Large (1).”

Mama C is an upscale Mediterranean restaurant located on the ground floor of the historic Hotel Nelligan. The restaurant is known for blending traditional Greek flavors with modern culinary touches. While the place was generally loud, Holly reports “we managed to have great conversations ... Everyone was friendly, got along, and enjoyed each other's company.”

Rachel Edds attended the Dine Around at Au Pied de Cochon, hosted by **Ian & Laurie Lord**. This restaurant, located in the Plateau Mont-Royal borough of Montréal, is renowned for its authentic Quebecois flavors, offering hearty meals. While Rachel found :”the menu was a little strange and the ambiance was very loud. But we, nevertheless, enjoyed ourselves and the food.”

Phil Adams hosted a group at Restaurant Holder, a renowned European-styled brasserie, featuring French-European dishes including seafood, tartares, steaks and classic French onion soup. Delicious – and noisy!

Craig Binning, Russel Mathew and Laura Taylor, Simcoe chapter members, served as hosts at Le Filet, a highly regarded fish and seafood bistro in the city’s plateau district.

DAY 3 – SATURDAY, SEPTEMBER 13, 2025

Following breakfast at Hotel Place d'Armes, a short walk brought us to Montreal Science Center.

PRESENTATION – PORT OF MONTREAL AND THE ST. LAWRENCE SEAWAY – CANADA'S EAST COAST CENTER OF TRADE

The port has been central to Montreal's development and its diverse economy from the very beginning. Starting in 1611 when French explorer Samuel de Champlain established a fur trading post on the St. Lawrence, the port provided a basis for the future growth of the region.

For the next two centuries, this outpost served Indigenous traders and European fur companies, with small boats plying its waters and offloading goods at the river's edge.

Major changes began early in the 19th century with improved navigation and infrastructure investments. The Lachine Canal, which opened in 1825, bypassed dangerous rapids and provided a direct connection between Montréal and the Great Lakes. Dredging projects later in the 19th century and early 20th century opened the waterway to larger steamships. By the 1920s, Montréal was North America's leading grain port and served as Canada's premier maritime gateway.

A century later, the Port of Montréal, having also become an intermodal rail hub, handling containerized goods, bulk commodities, and grain. It creates more than 37,000 direct and indirect jobs tied to its operations, making it one of the region's largest employers, generating around \$2.7 billion annually in economic activity

Playing a major trade and supply chain role, the port moves approximately \$150 billion worth of goods annually, connecting the city to over 110 million consumers in just a couple of days by truck or rail. Its infrastructure directly supports 6,000 companies in the logistics sector and is a vital transportation node, linking local producers to international markets.

The port's infrastructure is now poised for massive expansion and our very well-connected speakers helped us navigate an understanding of these changes.

The program was introduced by Tim Youmans, with Dr. James Fawcett, Los Angeles Chapter; Chair LAI Awards Committee, serving as moderator.



Panelists Louis-Philippe Allard, Magali Amiel, Darren Reynolds and Alain Berard with moderator Dr. Jim Fawcett and Co-Chair Tim Youmans.

Our exceptional panelists:

Louis-Philippe Allard, Executive Director, CargoM <https://www.cargo-montreal.ca/en/>

Magali Amiel, PhD, CMILT – CGI; Partner, Director Expert – Transport [cgi.com/en](https://www.cgi.com/en)

Darren Reynolds, Director, Business Development Sales and Marketing,
Canadian National Railway – CN <https://www.cn.ca/en/>

Alain Berard, Senior Director, Real Estate and Environment, Port of Montréal
<http://www.port-montreal.com/>





Panelists offered a comprehensive view of the Port, complemented by Q&A with Members.

The port is undergoing significant new investments, including a nearly quarter-billion dollar USD five-year program focused on the island of Montréal. These investments are designed to strengthen the greater Montréal supply chain, accelerate decarbonization and energy transition. Plans for expanding rail capacity include new tracks and modernizing wharves for safer ship movements.

Additionally, the port is expanding with a large new terminal project at Contrecoeur, costing about \$1.7 billion USD. The new terminal will boost cargo handling capacity by over 50 percent, allowing for the handling of growing traffic volumes and enhancing regional competitiveness. With federal and provincial support, the new facility should be in operation by 2030.

View select Speakers' slides and more pictures – Day 3 Port of Montreal [CLICK NOW](#)

AFTERNOON PRESENTATION – CANADA LANDS COMPANY

Once again, Ian Lord served to introduce our speaker, Christopher Sweetnam Holmes, Senior Director, Real Estate – Québec, Canada Lands Company. clc-sic.ca



Christopher Sweetnam Holmes explained the unique CLC public-private business model.

As described on its website, Canada Lands Company (CLC) “is a self-financing federal Crown corporation specializing in real estate development and attraction management. Since 1995, it has contributed to enriching communities and the Canadian experience by unlocking the full potential of the properties it owns and operates in Montréal and across Canada.

The Company acquires, transforms, and reintegrates surplus federal lands into sought-after communities, helping to create housing. Canada Lands is also a recognized leader in managing iconic tourist attractions, including the CN Tower and Downsview Park in Toronto, as well as the Montréal Science Centre where our presentation was held, and the Old Port of Montréal.



Questions abounded for Christopher Sweetnam Holmes.

Canada Lands strives to increase economic, social, and environmental value in all its real estate and attraction projects and is proud to have generated over \$1.3 billion in economic benefits for the Government of Canada since its inception.”

In the course of our gathering CLC announced three major new residential Montréal projects that will produce a total of 8,000 housing units in the coming years.



Pointe-de-Longueuil, Bassin Wellington, and Côte-de-Liesse. Credit: Courtesy of Canada Lands Company.

With regard to the port of Montréal, Canada Lands Company is helping in efforts to expand the port capacity. Their role complements the maritime expansion led by Montréal Port Authority and DP World in Contrecoeur, focusing on new container capacity and logistics infrastructure.

Select Speaker's slides and more pictures – Day 3 Canada Lands. [CLICK NOW](#)

AFTERNOON – PORT OF MONTREAL HARBOR TOUR

For those who wanted to experience the St. Lawrence River close at hand, there was an option to join an excursion vessel later that afternoon.

After the port presentation, the LAI group walked from the Montréal Science Center to a nearby pier for the harbor boat tour.

A visitor on a boat ride aboard La Bateau Mouche would see a blend of architectural landmarks, scenic waterfronts, and dynamic city views including the Expo 67 Habitat development, Moshe Safdie, architect.



Todd Cabanban, Chicago Region, and former Chapter President, created a memorable video of our harbor tour.

<https://youtu.be/fF2AFawLOi4>

EVENING – ANNUAL GALA EVENT

The Montréal Gathering concluded with a Reception, Dinner and Awards Presentations at the Montréal Science Center.

The reception was a time for connecting again with colleagues from Barcelona to Hawaii, enjoying delicious passed canapés, and reflecting on the exceptional events of this Montréal Gathering. Of course, the pictures say it all.

For more Reception photos – Day 3 Folder – Awards Dinner Reception. [CLICK NOW](#)







A photo slide show of recent Gatherings was shown during dinner:
<https://docs.google.com/presentation/d/1o7AE66Vld94BmQMGsidCPIMflw7Qd2CX/edit?usp=sharing&ouid=110613522578563035395&rtpof=true&sd=true>

PASSING THE GAVEL



Craig Binning and Kathline King, "Passing the President's Gavel."

Presenting: Kathline King, Los Angeles – 2023-2025 LAI International President
Accepting: Craig Binning, Simcoe – 2026-28 LAI International President

Craig praised Kathy's leadership over the past two years, noting the special challenges that she faced in the past year, as she was personally impacted by the January 2025 Los Angeles wildfires.

Kathline King presented an overview of her term's accomplishments. She also highlighted the many LAI Gathering events in the coming year. View Kathy King's Program slides – bit.ly/47vKoxi

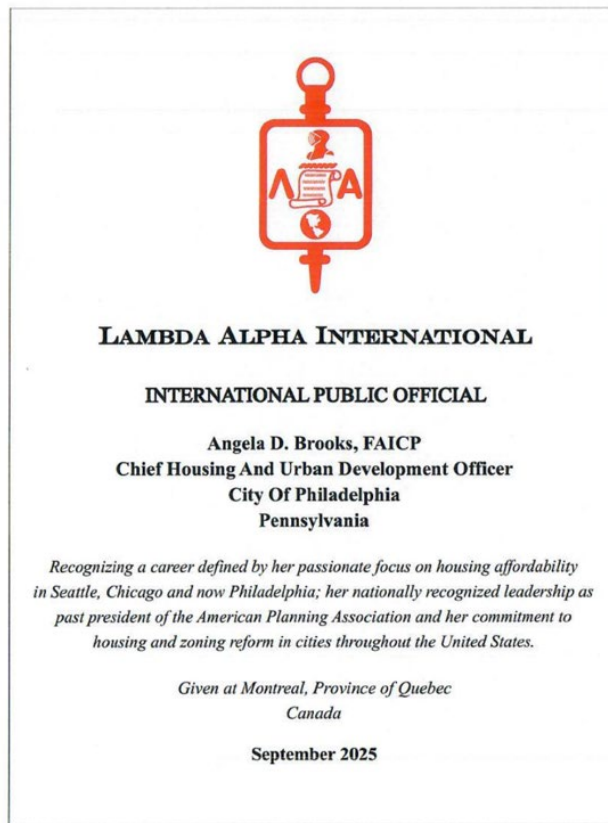
2025 LAI AWARDS PRESENTATIONS

2025 INTERNATIONAL PUBLIC OFFICIAL OF THE YEAR ANGELA BROOKS, PHILADELPHIA CHAPTER

The award for LAI International Public Official 2025 was presented to Angela Brooks, our affordable housing panelist, who now heads housing and development policy for the City of Philadelphia.



Angela Brooks accepting the International Public Official Award from Kathline King.



**2025 INTERNATIONAL MEMBER OF THE YEAR
RICK COOK, VANCOUVER CHAPTER**



Rick Cook, accepting the 2025 International Member of the Year Award, with Katherine King and James Fawcett.



LAMBDA ALPHA INTERNATIONAL
INTERNATIONAL MEMBER OF THE YEAR AWARD

Richard Cook, MCIP, RPP, MLAI
Principal
Jordan Cook associates

*Recognizing more than a decade of commitment to LAI,
as a member and past President of the LAI Vancouver Chapter;
service with the International Board of Governors as Chair of the
Global Initiatives Committee, bringing strong virtual programs
to all members regardless of geography, leveraging Land Economics Foundation
research, and utilizing his expertise and knowledge of LAI and its membership.*

*Given at Montreal, Province of Quebec
Canada*

September 2025

The LAI International Member of the Year Award was presented to Rick Cook for his distinguished service as founding chair of LAI's Global Initiatives Committee.

The webinars organized by the committee played a crucial role in keeping members connected and engaged during the pandemic when we were unable to meet face-to-face. In accepting his award, Rick made reference to the very challenging health concern that made his trip to Montréal tenuous. We are all so grateful for Rick's leadership and are thankful he was able to join us.

2025 SPECIAL ACHIEVEMENT AWARD
CLAUDIA SIEB, PHOENIX CHAPTER



Claudia Sieb receives the 2025 LAI Special Achievement Award from Kathline King.

Also receiving recognition by Kathline King was Claudia Sieb, Phoenix. In the role as LAI International Communications Committee Chair, she was thanked for her leadership in designing, writing and building the new LAI International Website.

KATHLINE KING REFLECTS ON THE MONTRÉAL GATHERING

“The 2025 LAI Gathering in Montréal left an indelible mark in the minds and hearts of the members and colleagues who attended. Words can't express my gratitude to Tim Youmans and Ian Lord who put together the programs, tours and beautiful receptions. They brought the Gathering Committee's goals to life under the leadership of Cheryl Soon, Chair.

What an honor it was to preside over our Gala Awards dinner on Saturday, reflect on the exceptional learning opportunities from the panels and tours, spotlight the efforts of our international leadership and, with Jim Fawcett, congratulate our award winners, Angela Brooks and Richard Cook – and, special recognition to Claudia Sieb. Congratulations, all, on raising the bar in so many ways! Thank you, Joe Nathanson and Phil Adams for memorializing the big and little moments of our time together.”

REPRISING THEMES OF THE MONTRÉAL LAND ECONOMICS GATHERING

The selection of Montreal as the site of our 2025 Gathering was a brilliant move. Kudos to Cheryl Soon, Tim Youmans and Ian Lord, the Gatherings Committee and especially Sheila Novak for all of their efforts to ensure a successful event.

Montréal is a vibrant city where European charm and cutting-edge creativity coexist. This capital of Québec offers so much: Old World history and inspiring architecture, fine dining and exhilarating entertainment.

Over several centuries, the city has been a destination for many immigrants and today is widely considered to be one of North America's most cosmopolitan cities.

The St. Lawrence River made Montréal a major transportation hub and it has served as the financial/industrial center of Canada for many years. Its diverse economy now includes its leadership in the field of artificial intelligence.

The key themes of the 2025 Montreal Gathering were the following:

- City of Diversity – European Culture and North American way of life
- Cutting Edge Architecture
- Leadership in Artificial Intelligence
- Center of Trade and Commerce – the Port of Montreal
- Canada Lands Waterfront revitalization projects
- New Master Planned Community with Destination Luxury Retail
- Housing Affordability Initiative

One veteran of past Land Economic Weekends, Rachel Edds, 2021 International Member of the Year, pictured above at left, summed it up this way:

“This meeting had good, meaty presentation/discussion topics - affordable housing, AI, cutting edge local architecture, Montréal port operations, & Canada Lands [and its redevelopment efforts]. We also got plenty of exposure to Montreal’s lively street life.”

NOW ON TO HAWAII!

ALOHA CHAPTER HOSTS THE 2026 LAI GATHERING IN HONOLULU

An excited delegation of Honolulu Chapter and 2026 Gatherings Committee members gave us their word that the Hawaii Gathering will be equally fabulous.



The Aloha Chapter Gathering Committee at the University of Montréal.
Credit: Courtesy of Ann Bouslog, Aloha Chapter.

The Honolulu Gathering Committee and Chapter members attending (L to R): Ray Soon, Aloha Chapter Member; Cheryl Soon, LAI National Gatherings Committee Chair; Tom Schnell, Aloha Chapter Member; Tessa Munekiyo-Ng, Aloha Chapter President; Kimi Yuen, Aloha Chapter Immediate Past President; Ann Bouslog, Western Region Assistant Regional VP; and Kirk Caldwell, 2026 Gatherings Committee Member. Unable to attend were Melissa May, 2026 Gatherings Committee Chair and Harrison Rue, 2026 Gatherings Committee.

Take a minute to view the Committee's "Welcome to Honolulu" video.



<https://www.youtube.com/watch?v=oZoYgCEY094>



Registration is now open. [CLICK](#) to sign up and more information.

<https://lai.org/event/2026-hawaii-gathering/>

CREDITS:

The Scribe report was written by Joe Nathanson, Baltimore Chapter.
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