

## **BIOGRAPHIES**

*Impact Fee Panel Discussion*  
*Joint Subcommittee Studying Development and Land Use Tools, SJR 70/HJR 178*  
*December 4, 2009*  
*Richmond, Virginia*

### **James “Jim” B. Duncan, FAICP**

Jim is president of Duncan Associates, a national consulting firm that assists cities and counties throughout the nation in the drafting of land development codes and impact fees. Since 1977, his firm has assisted over 300 public sector clients in more than 40 states, including the Virginia cities of Portsmouth, Petersburg, Leesburg, Waynesboro and Vienna; and the Virginia counties of Isle of Wight and Lancaster.

Jim was a pioneer in the development of impact fees as they are currently used today. He administered the nation’s first non-utility impact fees for Broward County (Florida) almost 30 years ago and co-authored the nation’s first state impact fee enabling act (Texas) in the mid-1980s. He has since drafted over 350 impact studies for over 100 cities and counties and assisted the states of Arkansas, Nevada, New Mexico and Florida in drafting their impact fee enabling statutes.

In related efforts, his firm has studied the fiscal impact of alternative statewide urban development patterns for the State of Florida; determined the fiscal impact of urban and exurban growth on local government for the State of Minnesota; evaluated educational facility funding strategies for the State of Hawaii; and compared facility financing strategies for the Puget Sound Council of Governments.

Jim is a Fellow of the American Institute of Certified Planners and a past president of the American Planning Association. He is also a frequent speaker on impact fees and the co-author, with Dr. Chris Nelson, of *Growth Management Principles and Practices*. Jim has a masters in city planning from the University of Oklahoma and a bachelors in journalism from the University of Texas.

### **Arthur C. “Chris” Nelson, Ph.D., FAICP**

Dr. Nelson was the Director of the Metropolitan Institute and Professor of Urban Affairs and Planning in the School of Public and International Affairs at Virginia Tech's Northern Virginia center in Alexandria until 2008. He is presently Presidential Professor and Director of the Metropolitan Research Center at the University of Utah. Previously, he was Professor of City and Regional Planning in the College of Architecture, Professor of Public Policy in the Ivan Allen College of Liberal Studies at Georgia Tech, and Adjunct Professor of Law at Georgia State University. At the University of Utah, Dr. Nelson founded the Ph.D. in Metropolitan Planning, Policy and Design, and the Master of Real Estate Development programs.

For the past thirty years, Dr. Nelson has conducted pioneering research in public facility finance, economic development, and metropolitan development patterns. Numerous organizations have sponsored Dr. Nelson's research such as the National Science Foundation; National Academy of Sciences; U.S. Department of Housing and Urban Development (HUD), Commerce, and Transportation; Lincoln Institute of Land Policy; Fannie Mae Foundation; American Planning Association; Urban Land Institute; National Association of Realtors; and The Brookings Institution. Nelson's expertise has been widely recognized and he is frequently quoted in such media outlets as the *Wall Street Journal*, CNN, *The New York Times*, *Washington Post*, *Time* magazine, and *USA Today*. He has written 20 books and more than 200 other scholarly and professional publications.

Prior to academia, Dr. Nelson managed his own West Coast consultancy in planning and management, and continues to provide professional planning services. He also has land development interests in several western states. In 2000, Dr. Nelson's professional planning, education, and research accomplishments were recognized by election to the College of Fellows of the American Institute of Certified Planners (FAICP). In 2000-01, he served HUD as an expert on smart growth for the Clinton and Bush Administrations. In this capacity, he helped expand HUD's research scholarship programs and create HUD's doctoral fellowship program focusing on urban economics.

Dr. Nelson is widely known for his research, publications, and practice in impact fees. He edited the first major work on the subject, *Development Impact Fees*, co-wrote the first instructional text, *A Practitioners' Guide to Development Impact Fees*, wrote the only book on impact fees for utilities, *Systems Development Charges for Water, Wastewater and Stormwater Systems*, was the lead author on the only book addressing affordable housing concerns, *A Guide to Impact Fees and Affordable Housing*, and co-wrote the most expansive book on impact fees yet published, *Impact Fees: Principles and Practice of Proportionate-Share Development Fees*. Regardless of his clients, Dr. Nelson adheres to a common set of impact fee principles that has become considered the mainstream approach nationally. He has assisted in the preparation of more than 100 impact fees for public-sector clients. He has also served as an expert in impact fee litigation for home builders in Arizona, Colorado, Florida, Georgia and Maryland. Dr. Nelson received special commendation for his work on impact fee litigation by the Florida State Association of Home Builders. Dr. Nelson's theories on the effects of impact fees on economic development and housing affordability have been substantiated in publications of major economic journals and think-tanks.

Dr. Nelson has earned three teaching honors at two universities (Kansas State University and two from Georgia Tech), research honors at a third (University of New Orleans), and received scholarship honors at Virginia Tech. His books have shaped the field of land used planning and facility finance, and his papers have won national awards and international distinction. Dr. Nelson's students have won numerous national awards including the national student project of the year award given by the American Institute of Certified Planners. His former doctoral students are becoming program chairs and research center directors across the US. Dr. Nelson has also received numerous commendations for his professional continuing education programs through which he has instructed more than 5,000 professionals in a variety of technical planning and facility financing subjects since the late 1980s.

## **Carson Bise, AICP**

Carson Bise, AICP, is President of TischlerBise. Mr. Bise started his career in Virginia and worked a planner with Frederick County, Spotsylvania County and Chesterfield County. With TischlerBise, Mr. Bise has worked on fiscal impact and proffer/impact fee assignments in Frederick County, Henrico County, Prince William County, Spotsylvania County, Stafford County, Chesapeake, Falls Church and Leesburg. Mr. Bise holds BS degrees in Geography and Political Science, an MBA in Economics and is a member of the American Institute of Certified Planners. Mr. Bise has completed over 125 impact fees in 12 different states for the following infrastructure categories: parks and recreation, open space, police, fire, schools, water, sewer, roads, municipal power and general government facilities. Recognized as an expert, Mr. Bise sits on the Board of Directors for the National Impact Fee Roundtable, is Chair of the American Planning Association's Paying for Growth Task Force and frequently gives lectures and conducts workshops on impact fees, infrastructure finance and fiscal impact analysis for various groups and organizations including the American Planning Association, the National Association of Homebuilders, National Impact Fee Roundtable and the Government Finance Officers Association. Mr. Bise has also authored numerous articles on infrastructure finance and fiscal impact analysis. His most recent publications are a chapter on fiscal impact analysis in the book Planning and Urban Design Standards, published by the American Planning Association, and the recently released ICMA IQ Report, *Fiscal Impact Analysis: How Today's Decisions Affect Tomorrow's Budgets*. Mr. Bise was also the principal author of the fiscal impact analysis component for the Atlanta Regional Commission's Smart Growth Toolkit and is featured in the recently released AICP CD-ROM Training Package entitled *The Economics of Density*.