

23rd ERSA Summer School 2010

"Productivity and Financing of Regional Infrastructure", 10 - 19 August 2010

APPLICATION

<i>First and last name</i>	Marta MODELEWSKA
<i>Date of diploma giving access to doctoral studies</i>	M.A. at Warsaw School of Economics, 25th June 2009
<i>Current status and affiliation</i>	<ul style="list-style-type: none">- Researcher at University Collge London, Centre for Transport Studies (Ernst&Young Better Government Grant), London, UK- Ph.D. student at Warsaw School of Economics, Warsaw, Poland (Collegium of Business Administration)- Researcher in a project "Revitalisation of the Polish Cities as a Method of Preserving Material and Spiritual Heritage and a Factor of Sustainable Development", Warsaw School of Economics, Warsaw, Poland

MOTIVATION LETTER

London, 9/03/2010

Dear Madam or Sir,

The ERSA Summer School and its format giving academics a chance to share and present their work, attracted my attention. Being young PhD-student and researcher working in the fields of infrastructure financing and urban economics, I consider the experience of attending the summer school as highly relevant to my future work. With this letter I would therefore like to apply for the ERSA Summer School.

Currently I am working on a research project at University College London in collaboration with Ernst & Young. Last summer I participated in INTA Summer Course that gave me a unique opportunity to work intensively for 5 days within an international group of people representing institutions and companies involved in urban development projects all around the world. I believe my experience and work in the various fields of urban economics, and infrastructure financing could be relevant to the summer school. At the same time I very much wish to learn from others, understand their methods, views and ideas.

This attitude and intellectual curiosity has always been present in me. I am a highly motivated, hardworking, fully involved and tenacious young person with crystallized interests. In my work I focus on practical aspects and way I can use my knowledge and skills, so that in the future I would be able to work as a professional advisor for city councils or consulting companies. I am therefore strongly convinced that being accepted as a participant of the ERSA Summer School would be beneficial and give me a great opportunity to improve my skills and knowledge in the field of financing infrastructure investment in which I would like to specialize myself.

Yours sincerely,

Marta Modelewska

Curriculum Vitae

PERSONAL INFORMATION

NAME	Marta MODELEWSKA , M.A.
ADDRESS	Ul. Tkaczy 15, 01-346 Warsaw, Poland
CONTACT ADDRESS	Flat 9, Helston, Camden Street, NW1 1TS, London, UK
TELEPHONE	PL: +48 51 776 460, UK: +44 (0) 7 826 052 819
E-MAIL	m.modelewska@gmail.com
NATIONALITY	Polish
DATE OF BIRTH	06/01/1986

EDUCATION AND TRAINING

10.2009 – till now	Ph. D. Studies in Collegium of Business Administration, Investment and Real Estate Department, Warsaw School of Economics, Warsaw, Poland (supervisor: Professor Marek Bryx, Ph.D.)
31.08.-4.09.2009	INTA Summer Course 2009, “Sustainable Development in a Changing World”, St-Quentin-en-Yvelines, France
2005-2009	M.A., Warsaw School of Economics, major: urban economics (Thesis: “The Role of Private Sector in Urban Regeneration Processes in Germany”)

WORK EXPERIENCE

4 January – till now	Visiting scholar at the Centre for Transport Studies, University College London, London, UK Research conducted under the supervision of Dr Francesca Medda on land value capture applications in Warsaw, Poland under the Ernst&Young 2009 Better Government Grant.
Aug. 2009 – Oct. 2009	Centre for International Programmes Development, Warsaw School of Economics, Warsaw, Poland
Oct. 2008 – July 2009	Trainee, Investment and Real Estate Department, Warsaw School of Economics, Warsaw, Poland
Nov. 2008 – March 2009	Urbanista sp. z o.o., PR Assistant, Warsaw, Poland
July – Aug. 2008	Research project „Financing and management of urban regeneration projects“ in Germany (Der Senator für Umwelt, Bau, Verkehr und Europa, Bremen and Amt für Stadterneuerung und Wohnungsbauförderung, Leipzig)

June 2008 – till now	Member of a research project “Revitalisation of the Polish Cities as a Method of Preserving Material and Spiritual Heritage and a Factor of Sustainable Development” carried out on behalf of the National Centre for Research and Development by the consortium formed by the Institute of Urban Development as a leader, Warsaw School of Economics, Institute of Geography and Spatial Planning of the Jagiellonian University and the association "Forum Rewitalizacji” (Revitalisation Forum).
Oct. 2007 – June 2008	Assistant, Investment Support, PR & Marketing Department, Warsaw, Poland
July – Aug. 2007	Internship, Gdańsk City Council, Urban Planning, Architecture and Environment Department, Gdańsk, Poland
Oct. 2006 – June 2007	Aim High Association (NGO), tutor in online course “Academy for Young Leaders”, Warsaw, Poland

FOREIGN LANGUAGES

Mother tongue	Polish
Other languages	English (fluent), german (fluent), russian (basic)

PUBLICATIONS

2009	<p>Modelewska M., <i>Case Study: Bremen</i> [in:] Bryx M., Jadach-Sepiolo A. (ed.), <i>Rewitalizacja Miast w Niemczech</i> (Urban Regeneration in Germany), IRM, Kraków 2009</p> <p>Modelewska M., <i>Specjalne strefy miejskie w procesie rewitalizacji niemieckich</i> (The Role of Urban Improvement Districts in Urban Regeneration Process in Germany), Świat Nieruchomości, Fundacja Uniwersytetu Ekonomicznego w Krakowie, No 68/2009</p>
-------------	--

CONFERENCES

2009	<p>Rotterdam Global Urban Summit 2009 “<i>Cities and business co-create new green deals</i>”, Rotterdam, 3-4 December 2009, The Netherlands</p> <p>Conference “<i>Science and Education for Sustainable Development - Networking in the Baltic Sea Region</i>”, Saint Petersburg, 16 - 17 November 2009, Russia <u>Presentation</u>: The Idea of Sustainable Development in the Polish Urban Regeneration Policy</p> <p>Conference “<i>Financing affordable housing and infrastructure in cities: towards innovative land and property taxation system</i>”, UN-HABITAT Central, Eastern and South-eastern Europe Regional Conference, Warsaw, 16-17 October 2009, Poland</p>
-------------	--

Conference "*Can We Afford the Lack of Regeneration?*", Silesian Castle of Art and Enterprise, Cieszyn, 23-24 June 2009, Poland
Presentation: Towards an Integrated Urban Development – German Revitalisation Model (together with Ms. Natalia Krawczyk)

Discussion „*Assumptions to the National Urban Regeneration Policy*”, Warsaw School of Economics, Institute of Urban Development in Krakow, Warsaw, 1 June 2009, Poland

Conference „*IX Annual European Summit on Public - Private Partnership*”, City & Financial, Warsaw, 6-7 May 2009, Poland

Conference "*Contemporary Trends in the Urbanization of Space in Europe*", Cracow University of Economics, Cracow, 24-26 April 2009, Poland

Presentation: Urban Regeneration in Bremen – Directions, Scope of Interventions and Effects

2008

Seminar "*Financing Urban Regeneration*", Ministry of Infrastructure, Warsaw, 20 November 2008, Poland

Conference "*Sustainable Development of Urban Areas*", Institute for Sustainable Development, Warsaw, 12 November 2008, Poland

Conference "*Urban Regeneration in Poland*", participant in panel session: The Possibilities of Application of Foreign Experiences in the Process of Polish Urban Revitalisation, Cracow, 18-20 September 2008, Poland

Presentation: Revitalisation Directions, Scope and Results. Case Study: East Germany (together with Ms. Natalia Krawczyk)

DESCRIPTION OF PREVIOUS AND CURRENT RESEARCH WORK

My research interests currently focus on urban investments and innovative financial solutions for cities. I started with studying the urban regeneration processes, because degradation of the area is treated as a barrier for further sustainable development of the city and requires an active policy on the part of public authorities. My master thesis was dedicated to this problem. In my work "The role of the private sector in the revitalization processes on the example of Germany" I showed that the involvement of private capital in the financing of urban renewal helps to increase the scale of projects and is a factor that generates further investment.

Since June 2008 I have been working as a researcher in a project "Revitalization of Polish cities as a way to preserve the material and spiritual heritage and a factor of sustainable development" that was financed by Ministry of Higher Education in Poland. I worked on the task "Overview of the German experience of revitalization of the problems corresponding to an initial assessment of the situation in Poland." I am co-author of the report, "Case study Bremen". The second task I was involved in was a comparative study on educational programmes dedicated to the urban regeneration processes. In June 2010 I will be taking part as a speaker at the final conferences that will summaries the results of the project.

During my internship at the Department of Investment and Real Estate at Warsaw School of Economics I became involved in the project Nodus. The Investment and Real Estate Department is a consultant-member of Local Support Group, created in the Mazovia Region by the Mazovian Office for Regional Planning. MORP is a Partner in NODUS, the Working Group in URBACT II (project is partly financed by the European Union). The main goal of LSG is the preparation and implementation of Local Action Plan for respective region. NODUS focuses on the links between urban regeneration and spatial planning, which has an impact on patterns of regional development and spatial segregation. The NODUS Working Group aims to tackle the issue of how urban regeneration projects are taken into account in the regional spatial planning and how urban regeneration is related to spatial and sectoral policies.

Spectrum of my interests gradually expands toward the issues of urban strategies, innovative solutions for transportation and financial mechanisms for cities (especially revolving instruments such JESSICA – European Investment Bank). Since the beginning of January 2010 I am working at University College London as a researcher on Land Value Finance. The aim of the project is to examine how land value related to transport investment can be used as a mechanism to finance urban transport system in Warsaw, Poland. The first part of the research is dedicated to explore, initially based on evidence gathered in academic and professional literature and practical experience, the extend to which the land value impacts of transportation investment in Central Europe can potentially be used as a method to finance transport infrastructure. The second part is more practical and concentrates on possible ways of implementing LVF mechanisms within PPP projects. A Case study will be Warsaw Underground System.

DESCRIPTION OF CAREER PLANS

I am highly interested in doing further research in the area of land value finance. Accessing sufficient funding in a timely manner is crucial for the development of public transport, especially in Poland where the lack of infrastructure is one of the barriers for faster development. Moreover, in periods when we observe a contraction in the availability of capital, it is particularly vital to seek alternative funding streams.

My research interests generally focus on the following issues:

- Public-private partnerships in urban development;
- Land value capture mechanisms;
- Mechanisms for financing of urban renewal (i.e. revolving instruments Jessica, Jeremie);
- Urban strategies;
- Economic aspects of urban renewal processes and the possibility of participation of private operators.

After finishing my research project in London on land value capture I would like to combine my academic interests with experience in a private company that consults local municipalities on introducing integrative urban development strategies to on the one hand prevent the city from degradation and on the other hand support and create a path of sustainable long-term development focusing on both economic and social aspects. Furthermore I would like to be actively involved in academic institution that promotes best practices area and facilitate world class investment in urban development. I am convinced of the utility in combining academic work and a career in a private company. It is therefore along that path I would like to evolve during the next years.

CONTACT PERSONS

Name and email address of doctoral / PhD supervisor:

Prof. Marek Bryx, PhD

Head of Investment and Real Estate Department
Collegium of Business Administration
Warsaw School of Economics
Al. Niepodległości 164
02-553 Warsaw, Poland
Email: mbryx@sgh.waw.pl

Name and address of two researchers who are willing to write a letter of recommendation:

Prof. Marek Bryx, PhD

Head of Investment and Real Estate Department
Collegium of Business Administration
Warsaw School of Economics
Al. Niepodległości 164
02-553 Warsaw, Poland
Email: mbryx@sgh.waw.pl

Dr Francesca Romana Medda

Centre for Transport Studies
University College London
Chadwick Building, Gower Street
London, WC1E 6BT, UK
Tel. +44 (0) 20 7679 1557
Email: f.medda@ucl.ac.uk

TITLE AND ABSTRACT OF THE INTENDED PRESENTATION

Title of the presentation:

**Innovative financial solutions
for closing the capital gap in cities in Central and Eastern European Countries.**

Abstract of the presentation:

Cities of different size and in different development paths need investments which support their distinctive needs. However, we observe that the current economic crisis is having important effects on the investment undertakings in European cities. City investments are more difficult nowadays and require greater thought and skill in how they are framed and facilitated.

The case of Central and Eastern European Country is a particular one in this context. In-depth analyses of financial investment schemes and models are far scarcer here than in other parts of the world. Since the early 1990s many attempts have been made to mobilize innovative funding sources to support urban investment, but still the schemes are based on public funds – national and European. One of the solutions for the rapidly growing investment gap may be public – private sector collaboration that provides more opportunities to overcome city development challenges and use of innovative financial instruments like land value finance.

The last financial and economic crises can be used as a spur to tackle the investment gap in Europe's cities. Assessing sufficient funding, there is a significant need for effective pro-investment strategies from cities and the need for investors to think about innovate solutions. Application of BOT and PPP models run into many barriers and formal obstacles that hinder the realization of such projects in Central and Eastern European Countries. However, land value finance mechanisms (LVF), a highly possible and proper solution, fails because of lack of proper system structure, like the Poland case study shows. That is the reason why attention should be paid to advantages of innovative financial tools implementation that can facilitate closing the capital gap in cities by:

- ensuring that development and investment momentum is maintained through the positive feedback mechanism it adopts;
- providing either capital or revenue to support wider urban investment initiatives such as urban development funds (revolving instruments like JESSICA prepared by EIB);
- acting as a stimulus to bring investment forward and support borrowing.

The aim of this presentation is first to characterise the scale of investment that cities from Central and Eastern European Countries are facing and depict the land capture finance mechanisms as an innovative source of revenue for financing investment. In its different forms LCF is seen as a mechanism that could better integrate urban development with wider public goals and it can work well alongside other financial instruments such as urban development funds, PPPs, and wider Joint Ventures. It is likely to see LCF making a contribution to how these funds succeed in the new phase we are now in. However, it will be emphasised that each financial solution and investment strategy should be tailored-made to the cities' needs and aspirations to provide sustainable economic and social development.