



July 2023

## **GEORGETTE CHAPMAN PHILLIPS**

*Kevin and Lisa Clayton Dean  
College of Business, Lehigh University*

### **OVERVIEW**

Accomplished Business School Dean – a visionary with talent for execution and implementation. International expert in real estate finance and urban planning—specific expertise in secondary mortgage market

### **ADMINISTRATIVE AND LEADERSHIP EXPERIENCE**

#### **Lehigh University 2014-Present**

Dean of College of Business 2014 - Present

Chief Executive Officer of business school overseeing all academic, financial and programmatic offerings.

- Transformed highly ranked business school into greater national and international prominence -2,000 students, 97 full time faculty, approximately 50 staff members
- Redesigned financial controls (bottom line responsibility) for \$35+M business school budget
- Significant senior leadership role within University reporting to Provost and President
- Leadership in fundraising for business school--highest fundraiser of all Deans in University
  - Examples of innovation: construction of new \$42M building; new undergraduate core curriculum; new MBA program; new masters program for non- business students; overhaul of financial reporting system; implementation of Executive Education program; overhaul of faculty compensation and teaching; summer student program in partnership with NASDAQ Entrepreneurial Center in SF

#### **Wharton School, University of Pennsylvania 1992-2014**

Vice Dean, Technology Enhanced Learning 2013-2014

Advisor to the Dean on policy and strategy for implementation of technology enhanced classroom innovation across all academic divisions (undergraduate, MBA, EMBA and Executive Education)

Vice Dean and Director of Undergraduate Division (2400 students) 2007 - 2013

Primary Areas of Responsibility include:

- Manage 30 person staff (6 direct reports). In addition, extensive interaction with Undergraduate Admissions, Undergraduate Career Services, University General Counsel Office, Office of Student Conduct.
- Financial control and bottom line responsibility for \$10+ M undergraduate division budget
- Curricular and academic responsibility for: four year undergraduate degree program, several summer programs for high school students, four dual degree programs with other schools at University of Pennsylvania
- Fundraising and Development for both Wharton School and University of Pennsylvania for programs and scholarships
- Examples of innovation: new summer research programs (domestic and international); new concentration in Social Impact and Responsibility; integration of PennSTART (resiliency training) into freshman curriculum; new high school program at Wharton|SF; formalized financial reporting and forecasting matrix within Division

Chair of Real Estate Department 2003-2007

Led the top ranked Real Estate department in the US-- 8 faculty members and 3 staff. Responsible for faculty hiring, department budget and academic administration for undergraduate and graduate courses in commercial real estate, urban finance and housing

Wharton Real Estate Department faculty member 1992-2003

Advisor and Coordinator for University Minor in Urban Real Estate Development (co-sponsored by Real Estate and Urban Studies Departments) (1999-2007); MBA Advisor (2002-2003); Undergraduate advisor (1997-2001); Coordinator of Departmental monthly seminar series (1996- 1998)

### **ACADEMIC EXPERIENCE**

Internationally recognized scholar with research and teaching focused on the intersection of law, real estate and public policy. Publications in areas of Real Estate, Urban and Regional Planning and Local Government Law

Lehigh University 2014-Present

Professor of Finance, College of Business

Professor of Africana Studies, College of Arts and Sciences

University of Pennsylvania 1992-2014

Full Professor of Real Estate, Wharton School (appointed David B. Ford Professor of Real Estate 2003) 2002-2014

Full Professor of Law, University of Pennsylvania Law School 2002 - 2014

Full Professor of Africana Studies, School of Arts & Sciences 2012 - 2014

Associate Professor (with tenure) of Real Estate, and Law, Wharton School and University of Pennsylvania Law School 1998-2002

Academic Visitor, London School of Economics and Political Science, Geography Department, London, UK). 1999

Assistant Professor of Real Estate Wharton School, Assistant Professor of Law, University of Pennsylvania Law School 1992-1998

. Classes taught:

- Urban Regeneration (Lehigh MBA)
- Real Estate Law (Wharton); Real Estate Transactions (Law School)
- Introduction to Law and Legal Process (Wharton)
- Research areas: Real Estate Law (specializing in Secondary Mortgage Markets and Commercial Finance), Urban and Regional Planning, Local Government Law

### **SELECTED PUBLICATIONS**

*Delineating Race and Poverty*, in The Dream Revisited, (Columbia University Press, 2019)

*Losing my Religion: Church Condo Conversions and Neighborhood Change*, in Evidence and Innovation in Housing Law and Policy (Cambridge University Press, 2017)

*Black, Brown and Green: The Persistent Effect of Race in Home Mortgage Lending*, in Race and Real Estate (Oxford University Press 2015)

*Zombie Cities: Population Decline and the Urban Form*, 11 Rutgers Journal of Law & Public Policy 703 (2014)

*An Urban Slice of Apple Pie: Rethinking Homeownership in US Cities*, 24 Notre Dame Journal of Law, Ethics & Public Policy 187 (2010) Symposium on Urban Development in the 21<sup>st</sup> Century

*The Jumbled Alphabet Soup of the Collapsed Home Mortgage Market: ABCP, CDOs, CDSs and RMBS*, 18 Miami Business Law Journal 141 (2010)

*Paradox of Real Estate Debt*, 42 Cornell International Law Journal 335 (2009)

*Dequity: Capital Structure in Securitized Real Estate Financing* 2 Berkeley Business Law Journal 233 (2005)

*Impossible, Impracticable or Just Expensive? Allocation of Expense of Ancillary Risk in the CMBS Market*, 36 John Marshall Law Review 653 (2003)

*The Emerging Secondary Mortgage Market in Latin America*, 34 George Washington International Law Review 257 (2002) (with W. Vargas)

*Subordinated Rolling Equity: Analyzing Real Estate Loan Defaults in the Era of Securitization*, 50 Emory Law Journal 519 (2001)

*Letters of Intent in Commercial Real Estate*, 28 Real Estate Law Journal 195 (2000)

*Light, Air or Manhattanization? Communal Aesthetics in Zoning Central City Real Estate Development*, 78 Boston University Law Review 101 (1998)

*Selling Municipal Property Tax Receivables: Economics, Privatization and Public Policy in an Era of Urban Distress*, 30 Connecticut Law Review 157 (1997)(with L. Rogovoy and S. Wachter)

*Collective Individualism: Deconstructing the Legal City*, 145 University of Pennsylvania Law Review 607 (1997)

### **SELECTED PRESENTATIONS**

*The Public Good of Middle Income Housing*, Homer Hoyt Institute, North Palm Beach, FL, January 2020 (inducted as Weimer School Fellow in Land Economics)

*What it means to run a business school in a tech driven world*, EFMD Americas Annual Conference, Universidad de los Andes, Bogota, Colombia, November 2018

*Losing my Religion: Church Condo Conversions and Neighborhood Change*, Kreisman Initiative Housing Conference, University of Chicago Law School/Harris School of Public Policy, June 2016

*Zombie Cities*, Sivitanidou Annual Research Symposium, Lusk Center for Real Estate, University of Southern California March 2014

*Effects of Home Mortgage Crisis in US*, Instituto de Estudios Bursátiles, Madrid, Spain, October 2010

*Impact of Mortgage Crisis in Minority Neighborhoods*, Symposium on Race and Real Estate, Princeton University, March 2009. Updated and presented at BizTalks 2012: <http://www.youtube.com/watch?v=1jFfYvzK1o&feature=plcp>

*Mortgage Crisis in the United States*, University of Buenos Aires, Argentina, April 2008

*Paradox of Debt*, Universidad Nacional de Mar del Plata, Argentina, March 2008

*Real Estate Capital Structures*, University of Southern California Crocker Real Estate Symposium, Los Angeles April, 2005

*Dequity*, Real Estate Research Institute, Chicago, April, 2005

*Analyzing Real Estate Loan Defaults in the Era of Securitization*, Robert Kratovil Memorial Lecture in Real Estate Law, John Marshall Law School, May 2002

*The Emerging Secondary Mortgage Market in Latin America*, International Real Estate Society, World Congress, Anchorage, Alaska, July 2001

### ***ADVISORY, NON-PROFIT BOARD MEMBERSHIPS***

Lesley University Board of Trustees (2021-present) (Fiduciary Board) Member of Audit Committee

Bryn Mawr College Board of Trustees (2008-2019) (Fiduciary Board) Served on Buildings and Grounds committee, Young Alumnae committee (chair), Finance committee, Presidential Search committee and several ad hoc committees

Real Estate Law & Industry Report Advisory Board—Bureau of National Affairs (2008-2013)

American Law Institute/American Bar Association—Real Estate Advisory Board (2006-2007)

American College of Real Estate Lawyers (elected 1996) (elected to Board of Governors 2003-2006)

Vestry of St. Mary's Ardmore Episcopal Church (2008-2011). Co-chair of Capital Campaign

Interfaith Hospitality Network, Parish chair—work with network of faith based institutions to house homeless families on a temporary basis throughout Montgomery County, PA (2007-2015)

Bryn Mawr College President's Advisory Council- Member (2006- 2008)

Bryn Mawr College Alumnae Association Executive Board—Secretary (2000-2003)

Commonwealth Youth Choirs/Keystone State Boychoir-- Board of Directors (2005-2008)

### ***LEGAL PRACTICE***

1988-1992-Toll, Ebby, Langer & Marvin, Philadelphia, PA

1987-1988- Drinker, Biddle & Reath, Philadelphia, PA

1985-1987- Willkie Farr and Gallagher, New York, NY

## ***EDUCATION***

HARVARD LAW SCHOOL, Cambridge, MA J.D. 1985

Third Year Paper: "The Impact of Debt Servicing Problems on Foreclosures of Farmers Home Administration Single Family Housing Loans." (Advisor, Charles Haar)

BRYN MAWR COLLEGE, Bryn Mawr, PA A.B. 1981

Major: Political Science with concentration in Hispanic Studies.

Rotary International Fellowship (fully funded) 1979-80 Universidad de los Andes, Bogota, Colombia

## ***PRO BONO CONSULTING***

Commonwealth of Pennsylvania Voter Protection Unit- legal representation of voters' rights (2010, 2012, 2016, 2018)

Co-Chair of the City Finance (management and operations) sub-committee for the transition team of Mayor John Street, City of Philadelphia (1999-2000)

Norristown Area School District Funding Project (1998-1999)

City of Philadelphia Infrastructure Revitalization Project (1997-1998)

## ***PERSONAL***

Languages: fluent English, near fluent Spanish

Talents: Vocal and instrumental music