

Randall Lewis/ULI Building Healthy Places Forum

PARTICIPANT BIO BOOK



Photo: The Bentway | Image Source: Denise Militzer

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In conjunction with the 2023 ULI Spring Meeting

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SPEAKERS

Lauren Abrahams

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Lauren Abrahams brings her experience in architecture and urbanism to her work at a range of scales at Toronto-based PUBLIC WORK. Lauren has a strong international profile, enriched by over a decade and a half of practice and urban research in Canada, the Netherlands, Italy, and the United States, with a focus on understanding the territory of the contemporary city and its ecologies. Her combined professional and academic experience gives her a research-based approach and a progressive outlook on the relationship of landscape, urbanism, and the design of the public realm. As a senior designer and project leader, Lauren has been central to the evolution of The Bentway project.



Sam Carter-Shamai

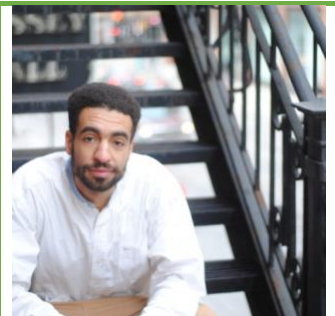
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Sam Carter-Shamai is an urban planner with a penchant for the unexpected and overlooked opportunities that cities have to offer. As a planner, Sam applies an inquisitive and critical approach, seeking to work with communities through direct engagement and participatory interventions to demonstrate viable solutions for complex urban challenges. With a Bachelor of Arts from Concordia University in Montreal and a Masters of Planning from Toronto Metropolitan University, Sam draws on a broad skill set informed by a multi-disciplinary background in cultural geography, photography, and collaborative design facilitation.



Gabriel Leung

Vice President, Development

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Gabriel has been with Concord Adex since 2000 and has led the development of all the Concord CityPlace and Concord Park Place projects. As a registered architect, Gabriel has a clear understanding of the aesthetic aspects of urban design and building design; and as a developer, the need to balance aesthetics against budget, schedule and efficiency objectives. Apart from leading the projects through the approval processes, Gabriel is also responsible for the public art programs of all the developments, with the objective being the successful integration of the different layers of art opportunities into a coherent whole.



Randall Lewis

Executive Vice President, Marketing

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Randall Lewis oversees the sales and marketing operations of the Company. Randall received his B.A. from Claremont McKenna College. He is regarded as an industry leader in promoting the arts, education, healthy living and sustainable development initiatives. He has been President of the Inland Empire Arts Foundation, Secretary of the Los Angeles County Citizens Planning Council, director of the HomeBuilder's Council, and national director of the National Association of HomeBuilders. Randall was named in the Los Angeles Times 2006 "West 100" list as one of the top 100 influential people in southern California. He has also received the California Business Properties Association Champion of the Industry Award and has been inducted into the California Building Industry Association Hall of Fame. Randall is a long time ULI member as well as a Governor of the ULI Foundation. Randall serves on several executive boards, including the USC School of Policy, Planning and Development, the UCLA School of Public Policy, Loma Linda University Medical Center's Orthopedic and Rehabilitation Institute Advisory Council, Cal Poly Pomona's National Development Council, and co-chairs the San Bernardino County Alliance for Education. He is recognized as an expert in the real estate industry and is frequently quoted in various newspapers, magazines, and trade journals. Randall has over 30 years of experience in the real estate industry.



Rachel MacCleery

Co-Executive Director, Randall Lewis Center for Sustainability in Real Estate

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Rachel MacCleery is co-executive director of the Randall Lewis Center for Sustainability in Real Estate at the Urban Land Institute, where she leads the organization's Building Healthy Places Initiative and other programs. Under Building Healthy Places, Ms. MacCleery is spearheading ULI's efforts to leverage the power of ULI's global networks to shape projects and places in ways that improve the health of people and communities. The Initiative is working to advance understanding of and action on connections between the built environment and health. Rachel has extensive knowledge of land use, environment and sustainability, social equity, and infrastructure policy and practice issues.

Rachel has a Masters Degree in Public Administration and Urban and Regional Planning from the Woodrow Wilson School at Princeton University. She speaks Mandarin Chinese and lives in Washington DC.



Robert McKaye

Senior Manager, Planning and Design

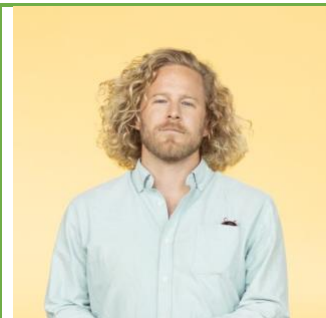
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Robert McKaye is an interdisciplinary designer, educator and maker with a background in interactive art and architecture. As Senior Manager, Planning and Design at The Bentway, he is responsible for the development and realization of ambitious and innovative public art and expansion strategies. He is interested in harnessing the power of environmental and human capital to create unique and accessible experiences.

Robert comes to The Bentway after several years in the emerging research and development arm of Canadian architecture firm, KPMB. Working with advanced tools for microclimate analysis and generative design, his projects explored how to infuse data-driven processes with traditional design methodologies. From 2016-2019, he acted as project architect for Canada's Diversity Gardens at the Assiniboine Park Conservancy, a horticultural centre celebrating the diversity of people and plants. In his own time, he has explored the realm of public art through experiments and installations in prototyping and digital fabrication. Robert has exhibited his work at Toronto's Nuit Rose, Barcelona's Festival of Lights and EASA Links in Valletta, Malta



Matt Norris

Senior Director, Healthy Places

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Matt Norris supports the Building Healthy Places Initiative and works on projects linking health, sustainability, and development. He is the primary or contributing author of several ULI publications, including “[Reshaping the City](#): Zoning for a More Equitable, Resilient, and Sustainable Future”, and “[Successful Partnerships for Parks](#): Collaborative Approaches to Advance Equitable Access to Open Space”.

Matt previously worked at the Tri-State Transportation Campaign where he focused on improving access to safe, reliable, and equitable modes of transportation throughout southern New Jersey and the Greater Philadelphia area. Matt earned his Master’s in City and Regional Planning from Rutgers University-New Brunswick in 2010, where he focused on international development and comprehensive planning. Matt also holds a B.A. in Sociology from the University of Kansas.



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Yasir Alfarag

Graduate Student

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Yasir Alfarag is a student in the University of Washington’s master of urban planning program, where he is enrolled in the Runstad Department of Real Estate’s certificate program. He is particularly interested in real estate development projects that improve safety as well as access to housing, employment, and broader economic opportunity for communities. He sees himself playing a role in improving health through the built environment by working toward equitable community engagement and improving infrastructure and policies that make people’s lives easier. Alfarag is a first-generation American who grew up in Baghdad, Iraq, and Damascus, Syria. There, he saw firsthand the failure of many basic systems and how the built environment can determine economic outcomes. Now living in Seattle, Alfarag is passionate about the city’s growth and progress. His work and volunteer experience has focused on projects to make Seattle and the Puget Sound region more livable for people of all backgrounds, especially those living in low-income communities.

Alfarag is putting his learning into practice in his work as a project associate at BERK Consulting, a Seattle planning and public policy firm. An avid cyclist, he is also a member of the Seattle’s Bicycle Advisory Board, where he advises the mayor and City Council on bicycle-related improvement projects. Outside of work, he loves cooking, travel, and exploring new neighborhoods.



Alan Aschenbrenner

Senior Vice President, Development

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Alan brings 26 years of experience envisioning, designing and developing urban, mixed-use projects, planned communities, multi-family and single family homes as well as retail and cultural projects across the United States and internationally. At Cambridge, he guides project visioning; creates conceptual designs; provides architectural and brand stewardship, assuring consistent design execution throughout the project development process; project development and execution;



and works with the finance, investment and marketing teams to produce proposals and sales materials. Previously, Alan was a partner with 505Design and focused much of his work on building new business and on crafting and executing idea-based project visioning for developments like oneC1TY Nashville. He has deep understanding of the qualities that make places both remarkable and memorable as well as the skill set to help deliver on the vision. Alan holds a BFA in Interior Design from Marywood University and a Masters of Architecture from Miami University. He is a member of the ULI Community Development Council (gold flight), a graduate of Leadership Charlotte class 20 and a former AmeriCorps Volunteer. Alan's most rewarding experience was a 3-year stint as a stay-at-home dad for his newborn twins and 3-year old. He and his wife Michele and their boys Ellery, Simon and Oliver live a very full life in Fort Mill, South Carolina.



Andrew Babbitt

Senior Vice President

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Bina Bhattacharyya

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Bina Bhattacharyya brings a cosmopolitan perspective and artistic sensibility to her work at the intersection of architecture, urbanism, and landscape design.

With expertise in mixed-use master planning, residential community developments, and resort and hospitality design, Bina leads many of RAMSA's most transformative international projects. She thinks about the impact of her work at every scale, and specializes in crafting landscape strategies that complement a building's design while bolstering the surrounding urban fabric. Her projects are rooted in research and analysis, and strive for timelessness. She studies the history and traditions of the places she builds alongside the latest ideas and technologies to find innovative solutions that enrich the way people live today.

At RAMSA, Bina has designed several award-winning and widely recognized projects, including [Heart of Lake](#), a 200,000-square-meter garden suburb in Xiamen,



China that synthesizes classical western traditions and regional vernacular. In the growing city of Jinjiang, China, she led the design of [AVIC Uptown](#), an 825,000-square-meter mixed-use development designed to accommodate a changing urban landscape. Her Hong Kong residential tower St. George's Mansion is setting a new standard for design--and for living--in the Kadoorie Hill neighborhood. Bina's ongoing projects include a 20-hectare, sustainability-minded seaside resort and a residential tower that integrates architecture and landscape to create a unique, holistic living experience.

Bina Bhattacharyya, AIA, is committed to furthering her discipline and expanding her knowledge as an active member of several professional organizations, including the Urban Design Forum and the Congress for the New Urbanism. She plays a key role in advancing the Urban Land Institute's mission to shape the future of the built environment as Vice Chair of the ULI Americas Community Development Council, and as a member of the ULI New York Chapter Housing Council. At RAMSA, Bina is making the firm stronger as co-founder and chairperson of the Inclusion, Diversity, and Equity Alliance (IDEA).

Jessica Bissey

Managing Director and Chief of Sustainability

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Jess Bissey is a Managing Director of the firm and AEW's Chief Sustainability Officer. Ms. Bissey is responsible for overseeing the evolution of AEW's Environmental, Social, Governance and Resilience (ESG+R) efforts across the firm, driving a cohesive approach to ESG+R performance and its continued integration into our global investment processes. At AEW, she will implement innovative systems, enhance responsible transparency, and foster the exploration and adoption of best practices, while leading a team of subject matter experts for the firm's operating partners, investors, property managers, and other vendors. Ms. Bissey brings with her deep expertise in leading and advising companies on sustainability, governance, social impact, and transformational change with a specific focus on ESG. In her most recent position, Ms. Bissey was Director of ESG at Booz Allen Hamilton, where she launched and led an enterprise-wide ESG function and was responsible for establishing a data-driven, integrated approach to corporate sustainability, reporting, and stakeholder engagement. While at Booz Allen, she also served as Associate General Counsel and Assistant Secretary. Previously, Ms. Bissey was Deputy Chair of the Social Enterprise and Impact Investing Practice Group at the global law firm, Morrison & Foerster LLP, and practiced corporate law at Sullivan & Cromwell LLP. Ms. Bissey is a graduate of the University of Virginia School of Law (J.D.) and Cornell University (B.A.).



Deborah Blake

Principal

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Deborah Blake’s experience with the 55+ mature consumer began at Del Webb, where her 22-year career spanned leadership roles in the Design Center, Sales and Marketing, Community Visioning and Start-Up, Operations, and ultimately, the national in-house Del Webb expert for the Pulte Group. She has been involved in the start-up and operations of large Sun Cities as well as the development of new age-qualified and age-targeted concepts to respond to emerging market and consumer segments, expanding 55+ market share for Del Webb in Sunbelt and four-season U.S. markets. She has developed organizations from the ground up, managed successful teams, and in 2009, as the national director of marketing, she led the repositioning of the Del Webb brand and was the in-house expert advising Pulte operators in 21 U.S. markets with the on-the-ground execution of the Del Webb community experience. Prior to launching The Ipsum Group in 2012, Deborah served as senior vice president of strategic marketing for Robson Communities, where she directed all aspects of repositioning the 40-year-old brand as a premium brand in the active adult community category. For the last decade, she has advised successful developers and homebuilders in the creation, development, and marketing of award winning and profitable 55+ active lifestyle communities.



Oche Bridgeford

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Oche Bridgeford is a graduate student in Georgetown University's real estate program, set to graduate in May 2024. He is also a member of the Pennsylvania Department of Health's Racial Health Disparities Committee. Bridgeford was instrumental in drafting the Harrisburg Housing Authority's first official COVID-19 response policy during the pandemic to ensure the safety and well-being of residents. His goal is to create tailored communities worldwide that provide Black people with a safe environment to thrive in body, mind, and soul.

He is an entrepreneur, entertainer, and real estate professional. He established the Weekender Festival, a music festival that develops resources for low-income communities. He is a member of the band DaFilled, one of whose songs was featured in Miramax's *Reel Paradise* film. His art and music are available at ocheigboyi.com.

Bridgeford is a TEDx speaker, communications professional, and entrepreneur who contributed to the formation of a local branch of Public Allies, an organization founded by President Obama. He played a key role in shaping the vision for the My Brother's Keeper Initiative, which addresses policies affecting young African American men.

His experience extends beyond the United States. In partnership with Microsoft and the U.S. Agency for International Development, he mentored African companies in Johannesburg, South Africa; Accra, Ghana; and Lagos, Nigeria. He is also a partner with Funema, an investment firm that supports last-mile entrepreneurs in emerging economies. He has been featured in various media outlets, including Fox, CBS, CNBC Africa, Business Day TV, Harvard University, Blavity, and AfricaRising.



Monique Brown

Program Manager – Healthy Neighborhoods Project

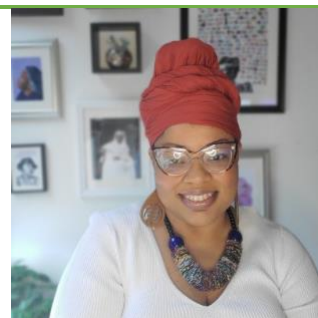
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Monique Elwood Brown has more than 15 years of experience in public health, grants management, and community engagement. Monique is the founder and principal consultant at Well Placed LLC and a master of sustainable real estate development and architecture student at Tulane University. Prior, she was a program manager – Healthy Neighborhoods Project and a program associate at the Foundation for Louisiana. There, Monique assisted in building the Foundation’s capacity to advance racial equity and economic equity, providing a public health lens to the work of the Equity and Justice portfolio. She served as Project Lead for the BUILD Health Mobility project, a collaborative effort that brings new and unique data assets to local policy and planning decisions related to transportation and mobility in New Orleans.

Prior to her role at the Foundation for Louisiana, Monique managed the Louisiana Tobacco-Free College Initiative, which ultimately led to all college and universities across Louisiana to adopt tobacco-free campus policies. She also served as a core planning team member of a national Historically Black College and University tobacco-free campus policy effort. As a member of the Voices for Healthy Kids campaign, Monique provided administrative oversight and grants management to support childhood obesity prevention policies nationwide, including Safe Routes to Schools and Complete Streets policies.



Lindsay Brugger

Vice President, Resilience

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As Vice President of Urban Resilience, Lindsay Brugger leads the Urban Land Institute’s Urban Resilience Program. Through research, technical assistance, convenings, and outreach, ULI’s Urban Resilience Program helps ULI members, the public, and communities across the globe make buildings and cities more resilient to the impacts of climate change.

Prior to joining ULI, Lindsay was the Director of Resilience Knowledge and Engagement at the American Institute of Architects. During her tenure, she championed resilience, climate adaptation, and disaster assistance; co-creating tools and resources such as the Resilience and Adaptation Education Series, The Architect’s Guide to Business Continuity, and the Disaster Assistance Handbook to



help AIA's 95,000 members build new skillsets, integrate resilience into practice, and support their communities pre- and post-disaster.

A licensed architect and certified passive house consultant, Lindsay's resilience journey began while volunteering with Architecture for Humanity DC where she co-founded and directed the Resilience by Design program to provide technical assistance, organize educational offerings, host convenings, and promote the value of a resilient built environment. Lindsay received a Master of Architecture and B.S. in Architecture from Roger Williams University; as well as the Alpha Rho Chi Medal for her leadership and service.

Sarah Carrillo

Graduate Student

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Sarah Carrillo is pursuing a master's degree in regional planning at Cornell University. She has experience in internal and external communication and is passionate about research, strategic planning, and advocacy for inclusive accessibility in public spaces. She plans to address the needs of large-scale equity by connecting with those in marginalized communities and listening to their voices.

Carrillo is eager to examine themes and methodological approaches using systems thinking to identify the injustices disabled people face in the built environment. By identifying specific challenges and policy restrictions, the hope is to fill the disconnect between physical infrastructure and young adults with disabilities. She hopes to produce an actionable change that provides equitable, efficient service for all.

Carrillo's goals are intertwined with her passion as she continues to bridge connections and develop a clear path to her career. She enjoys walking to the park with her dog and a coffee in hand.



Kacey Cordes

Vice President, Assistant Director of Project Management

U.S. Bancorp Community Development Corporation

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Cordes is a vice president in the Affordable Housing team at U.S. Bancorp Community Development Corporation (USBCDC), based in St. Louis. As one of the



leaders of this nationwide team, she has two decades of experience in affordable housing finance and market-rate multifamily development.

After starting at the bank's Denver office and closing more than \$300 million in equity investments, she shifted into management and first-line review of dozens of affordable housing deals per year. Most recently, she led the creation of an onboarding and training program to substantially expand the team's unique capabilities to offer seamless debt and equity to the most complex tax credit-financed public/private partnerships in the country. With an annual production volume of \$2 billion, USBCDC's Affordable Housing platform is an industry leader in social impact finance.

Cordes is chair of the ULI Public/Private Partnership Council and immediate past chair of ULI St. Louis. She is a member of the Leadership St. Louis class of 2016–2017. She served on ULI's Diversity, Equity, and Inclusion (DEI) Council in 2020 and strongly believes in racial equity as a core value in business and society at large. In 2015, she was one of the first people active in USBCDC's DEI efforts as a participant in anti-bias/anti-racism training offered by Crossroads. She and other key leaders in ULI St. Louis have sought to integrate thought leadership on equitable development at the local level since that time.

Cordes holds a MS in real estate development from Columbia University and a BA in political science and international business from Washington University in St. Louis.

Jules Cowan-Dewar

Chief Marketing Officer

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Jules oversees advertising, branding, public relations and communications across all of Cabot's global properties. With a history of revenue-driven results, Cowan-Dewar brings over ten years of marketing and brand management expertise on both the brand- and agency-side of the business. Most recently, she served as the Vice President of Marketing at Canadian retail giant Indigo during the brand's successful expansion within Canada and into the United States.

Jules holds an Honours Bachelor of Arts degree from the University of Toronto.



Helen Foster

Principal

Foster Strategy

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Helen created Foster Strategy in 2008 and serves as the firm's principal and chief consultant. Previously co-manager of the Boomer+ consumer division of the multi-national marketing firm, J. Walter Thompson, Helen's approach to development is rooted in consumer insights and branding expertise. With 20+ years of real estate experience, she provides concept, marketing and operations guidance to clients across the U.S., many regarded as "best in class" in their industry sectors.

Based in New Orleans, Helen has been a speaker, judge, advisor and editorial contributor for industry organizations including the Urban Land Institute, Pacific Coast Builders Conference, National Association of Homebuilders, and the National Multifamily Housing Conference. She is in the leadership of ULI's Lifestyle Residential Development Council (LRDC 55+) and has been named among 50+ Builder's Top 50 Executives. Helen is a member of the Board of Directors for the nation's most progressive continuing care retirement community, Willow Valley, which is located in Lancaster, PA. And, she recently guest lectured for the Davis School of Gerontology at University of Southern California (USC) and U.C. Berkeley's Fisher Panel for Real Estate and Urban Economics.



Erin Fowler

Senior Manager, Healthy Places

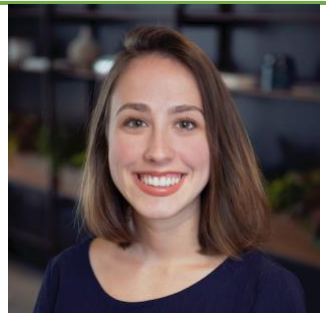
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Erin recently finished her master's degree in urban and regional planning at the University of Florida where she spent her time researching equitable planning principles and their use in the pandemic through housing policy interventions. She worked at a graduate research assistant at the University's Shimberg Center for Housing Studies, where her work primarily focused on building a Heat + Housing + Health Equity task force of policy professionals, community organizers, and researchers in the Southeastern U.S.

Prior to pursuing grad school, Erin worked in communications for a waterfront real estate developer in downtown Tampa building a 56-acres of mixed-use, walkable, urban infill neighborhood. Her primary responsibility there was to conduct market research and community outreach to build knowledge about similar development projects for the board of investors as well as connect with neighbors about



development impacts. In her spare time, she can be found hanging out with her dog, going for a bike ride, or reading a book.

Stephen Friedman

President

SB Friedman Development Advisors

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Steve brings more than 40 years of experience in real estate and development advisory services. He leads SB Friedman in providing a broad range of services from visioning and feasibility analysis to financing, strategy and implementation. Steve works closely with public, private and institutional clients to formulate innovative public-private partnerships and development strategies, and advises on the use of financing tools for a wide range of projects. Steve has also been recognized as a thought leader and active participant in civic, professional and educational organizations. He is a Counselor of Real Estate, a member of the College of Fellows of the American Institute of Certified Planners, and a member of the Urban Land Institute (ULI), where he has served in District Council and national leadership positions. He recently served as primary editor of the ULI publication "Successful Public Private Partnerships: From Principles to Practices," and authored sections along with other Council members. Steve is a director of The Civic Federation and of Family Focus, and is on the University of Illinois at Chicago College of Urban Planning and Public Affairs Board of Visitors. In 2013, he received the James Felt Creative Counseling Award of the Counselors of Real Estate for his development advisory role on The Shops and Residences of Uptown Park Ridge project. Steve is a Series-50 Qualified Municipal Advisor Representative. He holds a Master of Science in Urban and Regional Planning from the University of Wisconsin at Madison, and a Bachelor of Arts from Goddard College in Vermont.



Cory Gitt

Lender

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Mr. Gitt has had a 15-year career successfully financing over \$7B of core, core-plus, value-add, and opportunistic strategies on properties located throughout the U.S. He has expertise in all product types—office, retail, industrial, apartment, condominium, single-family, student housing, hotel and resort, mixed-use, and land—and with diverse debt and equity structures. Mr. Gitt has held positions with Wells Fargo Bank, Woodridge Capital Partners, and Guggenheim Partners. He's ensured the timely and effective execution of complex projects by utilizing his deep

real estate knowledge, strong communication skills, analytical approach to problem solving, initiative, and detail focus. Mr. Gitt holds a BA from Pomona College and an MBA from UCLA.

R. Randy Goodson

President

Mayberry Communities

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Randy Goodson started his community development career acquiring large land holdings for development with Jefferies Financial Group (NYSE:JEF). He was instrumental in its acquisition of HomeFed Corporation (HOFD) and the evolution of HOFD into one of the larger national community development companies.

Mr. Goodson was sent over to Europe with an initial contract with the Liechtenstein family, who had thousands of acres of land and a large variety of properties that they had reclaimed ownership of after the fall of the Iron Curtain. Collaboration with the Liechtenstein family began with two picturesque villages (Lednice and Valtice) on the Austro-Czech border, where they owned the majority of the land. Lednice and Valtice were small enough that they were left unscathed by the war, but there had been no development since pre-WW2, and Mr. Goodson was brought in to help assist in this area as well as other projects. This experience shaped the principles which would guide Goodson throughout his career. It was during his time that Goodson realized the significance of creating dynamic, pedestrian-focused town center-oriented communities.

In the United States, all the community developments were at this time centered around features that were deemed “top-dollar,” like shopping centers, golf courses, and resorts. However, through his experiences working in Eastern Europe and with the Liechtenstein family, Mr. Goodson realized the benefits of empowering people by emphasizing a pedestrian scale and focus. By creating a space focused on how people want to live, without being dependent on a vehicle, residents become more connected to their communities.

When he returned to the States, Mr. Goodson was fortunate enough to put a team together and travel the country, visiting existing communities that followed this model. While on the plane, in between visiting these communities, they would design San Elijo Hills, Mr. Goodson’s first large-scale community development. San Elijo Hills would go on to be awarded the Gold Award in the “MasterPlanned Community of the Year” category at “The Nationals,” and the Gold Nugget Grand Award in the “Community/Town Plan” category at the Pacific Coast Builders Conference (PCBC). San Elijo Hills was also named “Best Master-Planned



Community” at MAME. Mr. Goodson was even awarded Citizen of the Year by the City of San Marcos, California, where San Elijo Hills is located.

Today, Goodson continues to implement the “village-style approach” to community development where every home is within walking or biking distance to the grocery store and village center. Goodson creates innovative, mixed-use town centers, designed for the land to be appreciated with both an artful focus and effective use. Many of Mr. Goodson’s projects are regarded as some of the finest planned communities in California. The newest community is Mayberry, Colorado Springs and it benefits from three decades of lessons learned.



Tony Green

Managing Partner

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Tony Green is not your typical developer — by a long shot. As a third-generation Massachusetts builder, holder of a master's degree in land planning from Harvard, and former principal of the award-winning Green Company, Tony understands that putting nature first makes good business sense. "Instead of making the land something it's not," he says, "my partners and I are fitting our plan to the land." That's why The Pinehills team walks the land together, siting homes on the ground based on their views. And that's why The Pinehills is one of the most beautiful and best-planned communities in the nation.

Anyeley Hallová

Founder

Adre

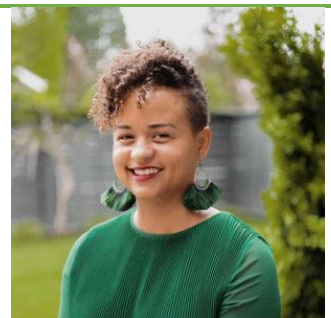
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Anyeley Hallová started Adre, an equity-centered real estate development company in Portland, Oregon, in 2020 to create a prosperous life for people and organizations that traditionally lack access to real estate ownership and investment.

Before Adre, she was a partner with project^, developing student housing, market-rate housing, residences, and offices for mission-driven organizations; was development manager for Gerding Edlen Development; and an associate urban designer at EDAW.

Her civic work includes her role as chair of Oregon’s Land Conservation and Development Commission and chair of the U.S Green Building Council (USGBC). She



has served on the board of 1000 Friends of Oregon and the Portland Housing Center, and as an expert on ULI Advisory Services panels.

Hallová was named to ULI's "40 Under 40" list as one of the top young land use professionals from around the globe, and she has been named a Grist 50 Fixer. She has degrees from Cornell University, the Massachusetts Institute of Technology, and Harvard University.

Juanita Hardy

Managing Principal

Tiger Management Consulting Group LLC

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Juanita Hardy is Founder and Managing Principal of Tiger Management Consulting Group, a business consulting services firm specializing in executive coaching for senior professionals and creative placemaking in the real estate industry. Hardy has over 45 years of business experience, including 31 years with IBM, and over 35 years in the arts as a nonprofit leader, trustee, collector, and patron of the arts. Formerly Senior Visiting Fellow for Creative Placemaking for Urban Land Institute (2016 - 2019), now consultant to ULI, Hardy has spoken extensively on creative placemaking to audiences across the US and in Europe. Her articles and essays have appeared in magazines and journals in the US and abroad. Her recent writing includes a pentology of articles on creative placemaking in Urban Land magazine. She is one of the authors of ULI's 2020 Publication "Creative Placemaking – Sparking Development with Art and Culture."

Hardy's IBM experience - spanning 31 years between 1974 until her retirement in 2005, includes leadership roles in software development, systems engineering, and management consulting.

Hardy has served/serves on many nonprofit boards since 1980 and co-founded Millennium Arts Salon, a non-profit art education initiative, in 2000. She has been an avid collector of fine art since 1985, and with her husband, Melvin Hardy, has acquired many works of art on paper, canvas, photography, sculpture and African Art.

Ms. Hardy received a Bachelor of Science Degree in Mathematics from Livingstone College. She did graduate work in Operations Research at George Washington University and is a 2006 graduate of the inaugural program, ACTIVATE - Achieving the Commercialization of Technology in Ventures through Applied Training for Entrepreneurs, at the University of Maryland Baltimore County.



Jude Hernandez

Planning Assistant

Los Angeles City Planning

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Jude A. Hernandez is a Planning Assistant at Los Angeles City Planning. Prior, Jude was a graduate student at Northeastern University in urban planning and policy. A native of Los Angeles and a first-generation American, Hernandez was raised in a low-income, working-class community that has long suffered from environmental neglect. His graduate work is a reflection of his experiences, which have led to a focus on affordable housing, participatory planning, and community development in building equitable, healthy, sustainable and resilient spaces for all.

Before pursuing a master's degree, Hernandez managed grassroots political field campaigns at the state and local levels in California to elect women candidates to higher office. He also served as a community representative for an elected official in the California State Assembly, representing his hometown of working class families and individuals. In this capacity, he was responsible for coalition building and bringing diverse community voices to the legislative process. It was through his work that he came to understand the role that land use policies played in perpetuating injustices and inequities in poor working-class communities. Inspired by the grassroots work of community leaders, advocates, and groups before him, Hernandez looks forward to continuing work that will advance equity, housing affordability, and health for underserved and neglected communities through the built environment.



Julie Hiromoto

Firmwide Director of Integration

HKS, Inc.

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Julie Hiromoto, FAIA harnesses the built environment's power as a positive force to heal seemingly intractable social challenges. She transforms architectural practice to embrace a regenerative and evidence-based future, while fostering equity and human health as an HKS Principal and firmwide director of Integration. Her advocacy efforts include [Congressional Testimony](#) on energy efficiency, fuel source and the market's ability to innovate; representing 95,000 American Institute of Architects members in their first delegation to the United Nations annual climate conference ([COP26](#)) in Glasgow, Scotland; and as the mayor's appointee to the [Dallas Environmental Commission](#). Hiromoto's commitment to building collaborative, influential and crossdisciplinary coalitions is evidenced by her long history of industry engagement: AIA Committee on the Environment (COTE®) 2020



Chair, Urban Land Institute Sustainable Development Council Vice Chair of Diversity Equity & Inclusion, Autodesk AEC Research Advisory Board member, among others. She's been published in [Urban Land Magazine](#) and included in ULI's [Global Sustainability Outlook](#) annual report.



Jocelyn Hittle

Associate Vice Chancellor, CSU Spur Campus & Special Projects
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Jocelyn leads Colorado State University's new Spur campus in north Denver. She oversees programs, partnerships, and operations at CSU Spur, which is inspiring life-long learners to engage in food, water, health, and sustainability. She managed design and construction of CSU Spur, incorporating community engagement and sustainability into a unique public-facing satellite campus of the CSU System.

Previously, Jocelyn worked in sustainable and inclusive urban planning, as the Associate Director of PlaceMatters, and with the Orton Family Foundation. Jocelyn co-chairs the Urban Land Institute Colorado's Women's Leadership Initiative and is treasurer of the board of Groundwork Denver. She has a degree in Ecology and Evolutionary Biology from Princeton, an MBA from Colorado State University, and a Master's in Environmental Management from Yale's Environment School.



Todd Hornback

CEO
Cohere
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Equal parts storyteller, community evangelist, and road warrior, Todd is dedicated to advancing Cohere's mission. More than leading our company and nurturing and growing our business, it's believing in the power of what we can achieve together in community that drives him. For Todd, it's that simple and that rewarding. Lucky for Todd, his love of music, bikes, stylish hats, and happy hours travel well. He values humor, thoughtfulness, and kindness.

Prior to Cohere, Todd has served as Owner/President of Todd Hornback & Associates; President/CEO of Parents Anonymous of Arizona, Alliance of Arizona Nonprofits, and Scottsdale LINKS/Scottsdale Healthcare; and Associate Faculty with ASU Lodestar Center for Philanthropy & Nonprofit Innovation.

Gregory Hummel

Partner

Bryan Cave Leighton Paisner LLP

Evanston, IL

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Greg Hummel has helped clients "get to yes" in a range of complex projects and transactions over his 40-plus years of law practice. These positive outcomes often involve finding gap funding necessary to make deals feasible, identifying sources of recurring revenue to anchor a project's development and ultimate operation, achieving regulatory relief or the necessary permits to allow projects to proceed, or driving consensus among key stakeholders to achieve critical agreements.

This deal making ability arose from Greg's varied experience and thought leadership. For the first 20 years of his career, Greg practiced as counsel to some of the nation's largest real estate developers and lenders, undertaking complex real estate projects and transactions. He then focused on drafting and negotiating design and construction contracts for institutional owners that revitalized their holdings or program and construction managers overseeing complex projects. In the last 20 years, Greg has acted as either underwriter's or bond counsel for investment banks or municipalities providing infrastructure to master planned communities or undertaking brownfield redevelopment or other economic development and job creation activities.

Today, he combines this experience in a public-private partnership practice where he represents states, territories, counties and municipalities in complex redevelopment or infrastructure projects or when he acts for major companies seeking incentives for new headquarters, distribution centers, call centers, R&D facilities and the like.

His thought leadership is marked by writing and speaking on a range of timely legal and business topics including, most recently, Biden infrastructure planning and the Bipartisan Infrastructure Law, the Chips Act and the Inflation Reduction Act. He has been an Urban Land Institute trustee and foundation governor since 2001. He helped found the American College of Construction Lawyers in 1989 and remains active as a speaker and writer on public private partnerships there and in the American College of Real Estate Lawyers and before the Practicing Law Institute. He has led the Chicago Central Area Committee since 2012 and is working with the City of Chicago on its Invest South + West, We Will and Central Area Planning Project slated for 2023-2024. The learning and relationships he has gained from these and other organizations enables Greg to discern trends, influence behaviors and, in some instances, develop trends. One notable area where today he is helping to shape trends is social impact investing.

The bottom line - Greg skates to where the puck is going and keeps his eyes on the client's goal. Clients value his ability to "get to yes" through his extensive knowledge



base, strategic collaboration and creative problem solving, all designed to help them meet their needs and achieve their business objectives.

Randal Jackson

President

PlaceWorks

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Throughout his more than 42 years of experience in planning and design, Randy Jackson has conceived and developed unique land use and design concepts for award-winning communities. He continues to focus his expertise on communities built around and integrating transportation, transit, open space, and park and recreation systems. He oversees projects throughout California and in Arizona, Texas, South Carolina, Nevada, and Colorado. Randy has a wide range of community design, redevelopment, and transit-oriented design experience with both public and private concerns throughout the western and southwestern United States and the Pacific Basin. He served as Chairman on a 13-member Urban Design Commission that was appointed by the Pima County, Arizona, Board of Supervisors. Randy serves as a guest lecturer at the University of California, Irvine, and Riverside campuses for courses in both the Air Quality and Planning Certificate programs. He currently teaches Land Development in the Graduate School of Social Ecology at the University of California, Irvine. Prior to joining PlaceWorks, Randy resided in Hawaii, where he served as Special Projects Manager to the Chairman of the Board of the Department of Land and Natural Resources, establishing a statewide trail and access program.



Richard Joy

Executive Director

ULI Toronto

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Richard Joy is the Executive Director of the Urban Land Institute (ULI) Toronto. Since his arrival as the first full-time Executive Director in 2014, the organization has more than tripled its membership – now the largest chapter in the global network.

ULI Toronto's multidisciplinary professional network extends across the private and public sectors to advance the global ULI mission to "shape the future of the built environment for transformative impact in communities worldwide."

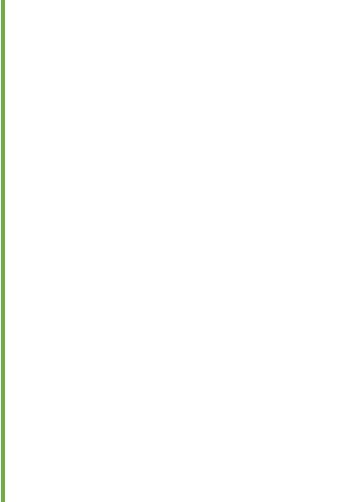
Prior to joining ULI, Richard served as the Vice President Policy and Government Relations at the Toronto Region Board of Trade (2008-2014) following a tenure as



Director of Municipal and Provincial (Ontario) at Global Public Affairs, a leading Canadian Government Relations firm.

Richard's extensive public policy knowledge and experience comes from over a decade of service at Toronto City Hall and Queen's Park, where he was the Senior Policy Advisor to the Minister of Municipal Affairs and Housing responsible for the public policy development for the City of Toronto Act (2006).

Richard received his Bachelor of Arts in History from Carleton University, and currently sits on the Advisory Committee at the Toronto Metropolitan University Centre for Urban Research and Land Development. He has previously served on the Premier of Ontario's Community Hubs Advisory Panel, the City of Toronto, TOCore Advisory Committee, and the Greenbelt Foundation, Places to Grow Advisory Board.



Kellena Kane

Director of Real Estate Development

Uniland Development Company

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Jackie Knight

Chief Operating Officer

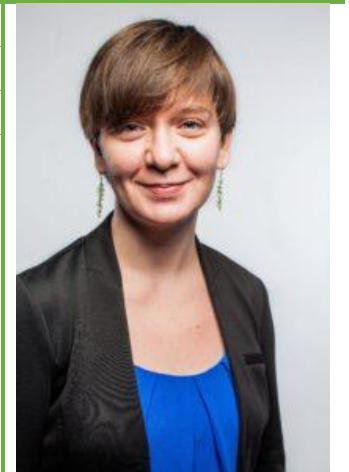
The Ackerberg Group

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Jackie Knight is President of Ackerberg, a Minneapolis MN-based boutique real estate investment firm focused on delivering strong returns for investors, while building and improving urban environments and communities for generations to come. Jackie oversees investment fund, company, and portfolio operations, and plays an active role in new development and acquisitions while setting strategic direction for the organization.

Jackie is also currently serving as Board President for the Lake Street Council, a non-profit business organization that focuses on helping small businesses; Lake Street was significantly impacted after the murder of George Floyd and the subsequent Civil Uprising, and Jackie has assisted the organization in pivoting to community rebuilding efforts on a much larger scale.



In addition, Jackie is active with NAIOP, IREM, ICSC, and ULI, including serving on the national NEXT Leadership Steering Committee and the Urban Revitalization Council (Gold).

Kyle Koivuniemi

Civil Engineer

Kimley-Horn

Tustin, CA

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Kyle is a Civil Engineer at Kimley-Horn and Associates. Kyle's experience is primarily in healthcare and parks/recreation projects in throughout the United States. Day-to-day includes site and civil engineering services (e.g. demo plans, grading plans, utility plans, LID design, and the list goes on!). His passion is to design with a purpose, and he has found no better purpose than improving the community with healthy initiatives. In his free time he trains for marathons and triathlons, so health is a big part of his life in all aspects.



Sandra Kulli

President

Kulli Marketing

Los Angeles, CA

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Sandra Kulli consults with builders, MPCs, mixed-use developers and cities on marketing strategy. She has worked with over 100 companies on 183 communities, with a sales volume exceeding \$5 billion throughout the US and in Japan, Dubai, New Zealand, Sweden, England, and Mexico. She's passionate about collaboration with great teams. Professional Profile: Since 1987, Sandra has been an ardent advocate for innovation and teaching in the California Homebuilding business. She has been president of PCBC, active on program committees, one of the founders of The Vine and taught dozens of seminars at PCBC. In addition she had taught at USC, UCLA, the Harvard Graduate School of Design, and the MIT Sloan School. Sandra has served on many ULI national advisory panels, including the ULI teams that wrote "Ten Principles for Successful Development Around Transit", "Ten Principles for Building Healthy Places" and contributed to ULI's 2016 "Cultivating Development: Trends and Opportunities at the Intersection of Food and Real Estate." With an office in the Arts District at the Los Angeles Cleantech Incubator (LACI), Sandra is surrounded by entrepreneurs, inventors, scientists and policymakers working on LA's green economy. She brings this knowledge to homebuilders and developers across the globe. Education: Graduate of Wellesley College and holds a Master's



degree from Boston University. Affiliations: She has served on the boards of KCRW, Matter, ULI-Los Angeles, PCBC, Abode Communities, and CicLAvia. Sandra loves her granddaughter Michelle, her husband Dan, and her all-electric Teslas. She's an ardent city bike rider, traveler, and remains endlessly curious about how we can create ever-better new communities.

Todd Larner

Director of Entitlements and Planning

Avanta Residential

Newport Beach, CA

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Todd Larner is the Director of Entitlements and Planning for Avanta Residential. He has 30 years of experience in large scale development with an emphasis on entitlements and urban design. His portfolio includes multiple award winning large-scale master planned communities, commercial / mixed-use, urban infill, resorts and theme parks. Todd has focused his practice to include the integration of project branding with urban design to create memorable places within the built environment. Todd is active in numerous professional and academic organizations. He has spoken multiple times at Pacific Coast Builders Conference (PCBC) and The National Association of Home Builders (NAHB) lending his experience and insight to panelist discussions. As a ULI full member, he is an active contributor to CDC Green Flight Product Council leading content development for conference working groups. He has been teaching at his alma mater the University of Southern California as an adjunct professor for the last 5 years. Since 2010 he has been on the board of directors for the Price School of Policy Planning and Development, at the University of Southern California helping develop academic curriculum for graduate programs.



Tim McCarthy

Partner & Managing Principal

Hart Howerton

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Tim's one of the most effective people we know – while he's designing hospitality, residential, and institutional work for clients around the world, he also manages those assignments, leading creative teams through implementation. We rely on him to keep the firm organized, too – as Managing Principal in New York, Tim is regularly coordinating timely design input from principals while structuring design teams that align the expertise of our professionals with the objectives of our clients. Tim is also committed to understanding how conditions in the built environment may drive health and wellness-based design strategies. He continues to lead the firm's sponsored research with the University of Virginia's Center for Design &



Health and he is an active contributor to ULI's Building Healthy Places Initiative. Tim is vice chair of ULI's Global Exchange Council and an inaugural ULI Health Leaders Network Fellow. He has served as a guest critic at Kent State University's architecture program in Florence, Italy; worked as a course aide at the University of Pennsylvania; was a teaching assistant at the University of Notre Dame; and has guest lectured at the University of Virginia. His work has been published and exhibited internationally.

Todd Meyer

Principal

Stantec

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Todd is a senior planning and design professional with a passion for creating unique places. For nearly 30 years, he has collaborated around the world with public and private sector clients on a wide variety of project types. As a project director he often leads complex design teams in developing creative solutions for the successful implementation of projects.

This includes land acquisition, site planning, securing approvals and entitlements, design, construction documentation, specifications, bidding, contract negotiation, and construction administration. He's currently part of the project team for the OnMain development—a new innovation district in Dayton, Ohio. He's also on the design management team for the Red + Purple Modernization (RPM) project with the Walsh-Fluor design-build team for the Chicago Transit Authority (CTA).

Outside of the office, he likes to stay active with CrossFit, running, and cycling.



Rachel Moscovich

Senior Managing Consultant – Sustainability

Ramboll

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Beth Nilsson

Director, Healthy Places

Urban Land Institute

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Beth Nilsson supports the Building Healthy Places Initiative through content creation and program management centered on the impacts of the built environment on health, well-being, and social equity. She is a primary author of ULI's "[Together](#): Strategies for Promoting Health and Community in Privately Owned Third Places".

Prior to ULI, Beth worked at rand* construction as Senior Sustainability Specialist where she fostered an environment dedicated to advanced sustainable construction and creating healthy buildings and communities. Beth holds a MSc in City Design and Social Science from the London School of Economics, where her studies centered on health and sustainability in urban and regional planning. She also holds a B.A. in Interior Design from Marymount University.



Gina Nixon

Head of Customer + Brand Experience

Thomas James Homes

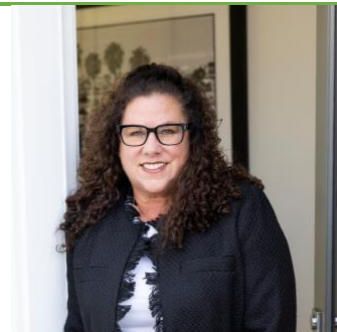
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Gina Nixon brings 30+ years of demonstrated strategic planning, sales and marketing success in the home building and land development markets. Crossing the lines from low density, single family, to major master planned communities, to high-density, mixed-use projects; she enhances any design team with a key understanding of consumer driven research, innovative product design and strategies to increase absorption and profitability.

She has held senior level positions with builders and land developers, providing a depth of market knowledge across the Nation. Through research, team building and creative solutions, she pushes teams to move from vision, to strategy, to results staying focused on financial viability and profitability of each project.

She delivered a new brand for Thomas James Homes direct to consumers in 2019 and continues to push the boundaries of single lot, new home replacement building along the West Coast.



Susie Ogihara

Project Manager
 Panasonic Hollywood Innovation Center
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Eboni Pasley

Senior Associate, Homeless to Housed
 Urban Land Institute
 Washington, DC
Eboni.Pasley@uli.org

Eboni Pasley brings to the Terwilliger Center more than five years of experience working to address homelessness in Montgomery County, Maryland. As part of her studies, Eboni spent seven years living in Central and South America performing volunteer work and participating in various community development projects.

Eboni has a B.A. in Social Science and Psychology with a minor in American Sign Language and Deaf Studies from Northern Virginia Community College and George Mason University, where she was member of the Honor Society and graduated Cum Laude. Eboni is pursuing her master's degree in public administration.



Danielle Paulazzo

Graduate Student
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Danielle Paulazzo is pursuing concurrent master's degrees in public health (community health sciences) and urban and regional planning (environmental analysis and policy) at UCLA. She is interested in the intersection of sustainability and public health, with particular focus on populations most vulnerable to environmental hazards.

Paulazzo is a research associate with cityLAB's Place to Be project, which aims to evaluate metrics of well-being for unhoused Angelenos and offer guidance on service provision in public spaces. She also works with the University of Southern California as a team lead and surveyor to conduct the 2023 Greater Los Angeles



Homeless Count Demographic Survey, and with UCLA's Mobile Clinic Project as a public health coordinator.

Previously, she worked at the Nature Conservancy World Office to facilitate gifts of real estate to the organization, and at the Center for Strategic and International Studies as a program coordinator in the Technology Policy Program. Paulazzo received a BA in international studies with honors from Willamette University

Chris Perkes

Senior Manager, Greenprint + Net Zero Imperative

Urban Land Institute

Austin, TX

Chris.Perkes@uli.org

Chris Perkes is a Senior Manager with the Greenprint Center for Building Performance, housed in the ULI Randall Lewis Center for Sustainability in Real Estate, which is dedicated to creating healthy, resilient, and high-performance communities around the world. As the lead for the Net Zero Imperative (NZI), Chris manages a global cohort of ULI District and National councils that are aiming to progress their communities towards net zero. A key aspect of the cohort is conducting and facilitating net zero-focused technical assistance panels (TAPs) that are designed to help owners, cities, and other relevant constituents reduce or eliminate carbon emissions associated with buildings, communities, and cities.

Before joining ULI, Chris worked at Waterloo Greenway Conservancy (a member of the High Line Network), a green infrastructure nonprofit partnered with the City of Austin focused on building a world-class series of parks and trails in downtown Austin. He managed the design and permitting process and consultant team, successfully received council approval for construction of the \$80M second phase of the greenway, and landed a multimillion-dollar federal funding agreement through the US Army Corps of Engineers, making the vision become reality. Prior to that, he was a practicing urban planner and designer at Lionheart Places and Design Workshop in Austin, TX and Aspen, CO.

Chris maintains his American Institute of Certified Planners (AICP) and USGBC's SITES AP certifications. He received a B.S. in Environmental Science (International Relations Minor) from the University of Texas at San Antonio and dual Master of Science degrees in Community & Regional Planning and Sustainable Design from the University of Texas at Austin.



Janis Ploetz

Senior Director

ULI San Antonio

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Steve PonTell

Partner

Parity Development

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Steve has a long track record in community and economic development. Having spent the last ten years as the President and CEO of National Community Renaissance (National CORE), Steve has been a leader and innovator in introducing new solutions to our Nation's housing crisis.

During the early stages of the pandemic Steve created the Transform So Cal initiative which as a partner with SCAG, SANDAG, all seven Counties, all the major ISPs and leaders from health care, education and many other sectors, has played a leading role in ending the digital divide in Southern California. Transform So Cal has also worked to create locally sources PPE to address the instability of the international supply chain working with LACARE, IEHP and the Hospital Association of Southern California and they have set the groundwork to ensure stable supply for the next significant event that hits the region.

Since leaving National CORE, Steve has joined the Webb Family to address the critical role economic development plays in creating opportunities for wealth creation in the minority community. The Webb's led the movement to parity within the McDonald's organization leading to the creation of 200 successful Black owned franchises across the Country. They are working together to create business opportunities for minority entrepreneurs and transformative community revitalization in some of our most challenging neighborhoods.

Steve's entire career has been built on successful public private partnerships and he is continuously facilitating efforts for successful community transformation.

Steve lives in Rancho Cucamonga with his wife Victoria, they have two daughters Erin and Grace and Grandson Max.



Alan Razak

Principal

AR Spruce LLC

Philadelphia, PA

alan@arspruce.com

Alan Razak is a principal and co-founder of AR Spruce LLC. Alan's background in commercial real estate encompasses development and project management, finance, architecture, and feasibility/planning analyses. He has extensive experience managing the development process, both as owner and as a fee developer, and with use types including residential, office, and retail, as well as specialized expertise with highly technical facilities such as data centers. Alan currently manages a sensitive renovation and restacking project for the American Philosophical Society, in addition to providing strategy and planning support for various clients of the firm, and advising on design and construction contracts. Alan led the development of the 76ers training and headquarters complex, one of the first projects to take advantage of the extraordinary Grow NJ tax credit program. He was Principal in Charge of development management for the Cheslen Visitor Center for Natural Lands Trust, as well as for a strategic facilities plan and team assembly, contracts and initial project setup for Montgomery County, which encompassed approximately \$300 million of work on County properties and the downtown core of Norristown, PA. Other projects included a study for the Children's Hospital of Philadelphia of its mission-critical data centers which enabled CHOP to avoid creating a new \$20 million data center, and transaction management for land at Fulton and Flatbush in Brooklyn, NY, tripling the anticipated proceeds for the seller.

Alan founded Razak Company in 2003, where he developed projects such as Pembroke North Condominium, Main Line Jaguar Land Rover, 5035 Ritter Road for the Administrative Office of PA Courts, and the Curtis Institute of Music's Lenfest Hall, where he restarted an over-budget project and saved \$12 million. He provided early-phase planning or forensic analyses for projects at Swarthmore College, Citadel Investments, the Rock School of Dance, and Vanguard.

Prior to forming Razak Company, Alan was a Principal with Radnor Advisors, which was subsequently purchased by Insignia/ESG. There he was worldwide Director of the Technology Practice Group and managed the Philadelphia office's real estate consulting group. During the early 1990s, Alan focused on international real estate development, along with technical consulting services for government and domestic financial institutions. For much of the 1980s, he was a Partner at Rouse and Associates (later Liberty Property Trust), where he managed urban development projects in Washington and the Philadelphia region, including work on Philadelphia's Penn's Landing.



Alexandra Rybak

Senior Director

ULI Toronto

Toronto, ON

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Alexandra Rybak joined ULI Toronto in 2005 as its founding staff member, working with senior real estate leaders in the Toronto region to expand the ULI into Canada. Alexandra oversaw the creation and operations of all of ULI Toronto's committees, and executed marketing and events to increase the organization's profile to Toronto's real estate development community. Today she continues to build relationships with members and key stakeholders to deliver valuable industry programming.

In her current role, Alexandra manages several initiatives and committees that serve ULI Toronto's members with a focus on community outreach. She oversees Technical Assistance Panels (TAPs) which provide multidisciplinary advice to local governments, public agencies, and nonprofits facing complex land use issues. Alexandra also supports the Curtner Leadership Program and drives the UrbanPlan program in Toronto.

Alexandra graduated from Carleton University with a Bachelor of Arts in Art History/Architecture and holds a Certificate in Communications from the University of Toronto.



Diana Shieh

Managing Director, Co-Head of Portfolio & Asset Management

Madison International Realty

New York, NY

dshieh@madisonint.com

Ms. Shieh serves as a Managing Director of Portfolio Management, with responsibility for the asset management of Madison's domestic and international investment portfolio. Ms. Shieh manages all aspects of the asset and portfolio management process, including oversight of Madison's investment positions, monitoring financial performance, maintaining relationships with Madison's counterparties, and providing strategic recommendations seeking to enhance investment returns. Ms. Shieh serves as Co-Chair of the ESG committee at Madison. Prior to joining Madison in 2014, Ms. Shieh spent two years with Rockwood Capital, managing Rockwood's New York commercial office and residential portfolio totaling over \$2 billion in assets. Prior to Rockwood, Ms. Shieh spent six years with Shorenstein Properties managing Shorenstein's East Coast portfolio, totaling over 5 million square feet of commercial office real estate. Before joining Shorenstein, Ms. Shieh started her career in the real estate acquisitions group at Denholtz



Associates, focused on underwriting commercial real estate across the U.S. Ms. Shieh graduated Magna Cum Laude with a BA in English and a BS in Economics from Rutgers University and holds a Certificate in Real Estate Finance and Investment from New York University's School of Continuing Professional Studies.

Jay Sholl

Senior Vice President

CBRE

San Francisco, CA

jay.sholl@cbre.com

Jay Sholl is a Senior Vice President in the San Francisco office of CBRE and is a member of the firm's Global Corporate Services Group. Prior to rejoining CBRE, Mr. Sholl was a development partner with Rouse & Associates (Liberty Property Trust) for 12 years specializing in office and industrial properties on a speculative and "build to suit" basis in the Mid-Atlantic states and in the United Kingdom.

From 1994 through 2001, he specialized in institutional investment sales on the West Coast, joining CBRE in 1998 as the Senior Managing Director, Capital Markets Group for the Pacific Northwest Region. In 2002, Mr. Sholl joined the Trammell Crow Company and focused on corporate clients providing comprehensive insight and expertise in real estate investment/ capital markets, finance, development and portfolio strategies.



Beth Silverman

Co-Founder + Executive Director

Lotus Campaign

Charlotte, NC

beth@lotuscampaign.org

Beth Silverman is a senior practitioner and thought leader at the intersections of social impact, urban planning, real estate development, and public policy. Her career includes leadership roles in the private, public, and nonprofit sectors focused on building livable, equitable, and resilient communities.

Since 2018, Beth has been the founding executive director of the [Lotus Campaign](https://lotuscampaign.org), an innovative nonprofit real estate development startup that tackles homelessness by engaging in private sector partnerships and leveraging capital as a tool for good. Under her leadership, the Lotus Campaign developed 32 partnerships with nonprofits, landlords, and funders to facilitate housing for over 380 individuals at an annual cost of less than \$1,000 per person per year; the nonprofit received an



honorable mention in Fast Company's 2020 World Changing Ideas competition. Beth also participated in the 2020 class of [SEED20](#) nonprofit entrepreneurs.

Before leading the Lotus Campaign, Beth tackled complex land use and real estate development challenges in communities across the United States and internationally. From 2014 to 2018, she was vice president of Advisory Services at ULI, designing technical assistance programs that addressed a range of challenges from equitable urban redevelopment to planning for resilience. She co-created the [Equitable Economic Development Fellowship program](#) with the [National League of Cities](#) and [Policy Link](#) to help equity, transparency, sustainability, and community engagement become driving forces in local economic development efforts and to strengthen public-sector leadership.

From 2005 to 2013, Beth oversaw and managed large-scale real estate, policy, and economic development initiatives throughout the New York City region. While at the NYC Economic Development Corporation, she managed a \$110 million portfolio of 10 projects that created over 300 units of affordable housing, five new cultural assets, and 16,000 square feet of high-quality public space. She also led the launch of a city-sponsored incubator supporting emerging entrepreneurs in culinary, food manufacturing, and related industries in Brooklyn.

Beth holds an undergraduate degree from the University of Maryland and a graduate degree in city planning from the University of Pennsylvania. She is an active ULI member and serves on the boards of the Petersburg Community Development Corporation and Asheville Downtown Association. When not working, she can usually be found outside—running, biking, surfing, hiking, and generally encouraging friends and family to enjoy the outdoors with as much unabashed enthusiasm as she does. Her motto: "Find out who you are and do it on purpose," which she proudly lifted from Dolly Parton.

Charles Singer

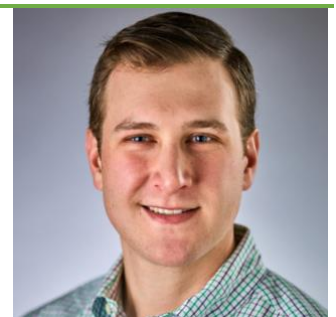
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One might say that Charlie was born to be in the real estate industry. Originally from Baltimore, his mother served as the General Counsel for a real estate investment trust and ever since he's been intrigued by the line of work. Charlie double majored in finance and legal studies at Tulane University in New Orleans and moved to the Big Apple upon graduation. He went on to work in New York City as an investment banker for Goldman Sachs, where he conducted financial analysis and modeling, and helped to orchestrate debt raises and other capital raises. Charlie now lives in Aspen where he helps achieve the financial goals and objectives of the Snowmass Base Village team.



When not at the desk developing intricate financial models, Charlie can be found skiing, biking or hiking the incredible trail systems just steps from his back door.

Teri Slavik-Tsuyuki

Principal

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Teri has brought to life some of the most valued and recognized brands in resort and community development. For a decade, her marketing and brand design agency in Canada handled all of Intrawest's vacation ownership resort launches in 3 countries. During her 10+ years as the Chief Marketing Officer for Newland Communities Teri was the architect of the Newland brand, and its application in more than 40 communities in 14 states, where she also led new community start-up, and opened 11 new communities in 4 years. Her company, tst ink, llc (www.tst-ink.com) works with community developers to create places and brands customers connect with and experiences that matter. Her work has been featured in USA Today, Forbes, and many other industry publications. She was named "one of the most influential women in homebuilding" by BUILDER Magazine and was inducted into the William S. Marvin Hall of Fame for Design Excellence in 2015, the second woman ever to earn this honor. Teri writes regularly for the National Association of Home Builders' Best in American Living and is a frequent speaker on consumer insights and brand experience design. She spearheaded the America At Home Study (<https://americaathomestudy.com/>) at the start of the COVID-19 pandemic to understand changes in consumer behavior, and home and product preferences as a result of the pandemic, which may have lasting impacts on home and community design. Teri serves as Co-chair of the Global Wellness Institute's Wellness Communities & Real Estate Initiative, and Assistant Chair of Urban Land Institute's Residential Neighborhood Development Council. She is a Teaching Assistant at Northwestern University (Medill School of Integrated Marketing Communications), a member of Garman Homes' Advisory Board, and the Founder of Philosophers Café 101, a public forum for engaging conversation and exchanging ideas. She has an M.Sc. (honors) in Integrated Marketing Communications from Northwestern University.



Michael Spies

Venture Partner

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Michael Spies is a Venture Partner at Navitas Capital. In his 30 years at Tishman Speyer, Michael led its businesses in Europe and India, created and headed Global Innovation, and was Chair of the Investment Committee. He serves on the boards of or as an advisor to numerous startups within and outside the Navitas portfolio. He is a Global Governing Trustee of the Urban Land Institute (ULI), serves on the board of TechnoServe, a non-profit organization reducing poverty in the developing world, and is also on the Advisory Board of the Taubman Center for State and Local Government at the Harvard Kennedy School. Michael has a bachelor’s degree from Princeton University and a master’s in City & Regional Planning from the Harvard Kennedy School.



Emma Stockton

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Jessica Tang

Graduate Student

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Jessica Tang is a master of urban planning and master of public policy student at the Harvard Graduate School of Design and Harvard Kennedy School, graduating in 2023. Her studies have been in housing, community and economic development, transportation, infrastructure, and policy analysis.

She recently was a sustainable economics intern for AECOM and a Rappaport Public Policy Fellow for MassDevelopment. Before graduate school, she was a capital program coordinator for the New York City Department of Parks & Recreation. After majoring in sociology at Hamilton College, she worked in West Philadelphia through AmeriCorps as a housing and resident engagement coordinator for the Philadelphia Mayor’s Office of Community Empowerment and Opportunity.

Tang is passionate about ways to revitalize neighborhoods equitably and sustainably, whether that takes the form of stronger community engagement processes, cross-sector partnerships, changes to local- and systems-level institutions, or a combination of these. She is particularly interested in open-space planning and programming to connect neighborhoods spatially and socially. She is from New York City.



Rives Taylor

Director of Design Resilience

Gensler

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Rives Taylor has more than 35 years of experience in institutional and commercial architecture, with 30 years spent focusing on strategic planning, programming, and sustainable design, scaled from facility operations to campus and city planning. A practicing architect and educator in Texas, Taylor directs Gensler’s Firmwide Design Resilience Task Force and leads the Gensler Research Institute Resilience Center. He casts a wide net in elevating both the why and how of sustainable design, including students, faculty, professionals, public officials, and the public. In over 30 years as an adjunct professor at the University of Houston and a visiting professor at Rice University, he has influenced more than 6,000 students in his technical and high-performance design studios and seminars.

The approaches Taylor developed for Gensler not only affect the firm’s extensive practice, but also influence clients’ building decisions worldwide. He developed a firmwide green practice primer called “The Four Tiers of Sustainability,” led the inclusion of sustainable design in the firm’s in-house education program, and, in partnership with Architecture 2030 and the Design Futures Council, developed an “eco-charrette” process and developed a building performance metric that is now used in all Gensler projects. He is part of the editorial team that produces the annual [“Climate Action through Design.”](#)

Taylor has been a general member and occasional board member of the ULI Sustainable Development Council for over eight years. Locally, he was the inaugural director of the ULI Houston Building Healthy Places Council. He has engaged in two Advisory Services panels for Broward County, Florida, and a Seattle panel focused on the Duwamish River and resilience.

In 2015, he led Gensler’s delegation to the Paris Climate Conference and led the editorial team for the [“Impact by Design”](#) publications annually. He is also part of the leadership team rolling out the Gensler Cities Climate Challenge (GC3). He developed design and construction standards for clients such as ExxonMobil, Walmart, ThyssenKrupp, and Toyota that are now embedded in those clients’ protocols and followed worldwide.



Adrinne Teleki

Real Estate Advisor

Independent Consultant

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Currently a market and development consultant, Adrienne brings a strong background in market-rate, mixed income housing and mixed-use urban redevelopment to her advisory work. Most recently, she was affiliated with Willdan Financial & Economic Planning Services, with projects ranging from downtown revitalization, obsolete retail and mall repositioning, to economic development anchored-strategic planning for suburban to large municipalities. Her prior real estate development experience includes six years with Summit Properties (NYSE: SMT) and its successor Camden Development (NYSE: CPT) in Washington, DC. In project manager and VP roles, she managed the development and construction of more than 1,300 market rate rental units in projects ranging from adaptive reuse of two National Historic Register buildings in downtown Washington, to two new 500-unit communities located near transit centers in suburban Maryland and Virginia. At JPI, a national multifamily apartment builder, she sourced New York metro area multifamily projects ranging from \$75–100 million for four years. She also served as Senior Project Manager at Jonathan Rose Companies in New York where she focused on mixed-income and affordable housing projects. At JRCO, she completed the rehabilitation and modernization of the 1920s-era YWCA Residence for Women in White Plains and led the company's involvement with Gowanus Green, an 800-unit infill development in Brooklyn. Prior to real estate development work, Adrienne directed the Urban Land Institute (ULI)'s Advisory Services Program in Washington, DC for six years where she led more than 30 consulting assignments across the US address issues from inner-city revitalization to downtown redevelopment and base closure reuse. Adrienne is committed to innovative urban development. She currently serves as the membership chair of the Urban Revitalization Council's Blue Flight.



Malee Tobias

Senior Vice President, Consumer & Market Insights

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Malee Tobias leads consumer and market insights for Brookfield Properties' development group, integrating economic, consumer, and marketplace trends to drive decision-making and development strategies across the company's development business. She collaborates with development teams to identify market and customer opportunities, market positioning, branding and marketing strategies,



acquisitions, development strategy, and product planning and segmentation across 25 markets in North America.

Before joining Brookfield Properties, Tobias was chief marketing officer at Newland, one of the largest, most geographically diverse developers of large-scale, mixed-use communities in the United States. While at Newland, she led corporate branding, digital marketing, and content, as well as established national consumer and market research and marketing performance measurement programs.

Previously, Tobias was vice president at RCLCO, a national advisory firm serving the real estate industry, specializing in development strategy, planning, market and product segmentation, and economic and fiscal impact analyses for mixed-use, residential, and commercial developments across the country. She has also held positions at several public and nonprofit institutions, including the Lincoln Institute of Land Policy, the UCLA Center for the Study of Urban Poverty, and the city of Los Angeles.

Tobias is a full member of ULI and past chair of ULI's Community Development Council (Green Flight). She pursued a double major in economics and political science at the University of California, Los Angeles, and received a master's degree in public policy and urban planning with a concentration in urban development, housing, and real estate from Harvard University. Tobias is a Woodrow Wilson Fellow in Public Policy and International Affairs and is an advisory board member for the Customer Experience Program at University of California, Irvine.

Marja Williams

Consultant

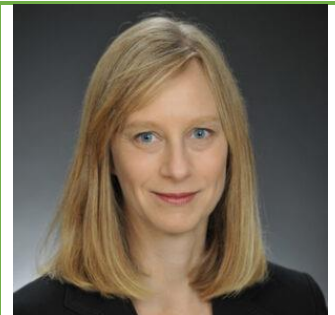
Urban Oranje

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Marja Williams is the principal of Urban Oranje, a development management company focused on healthy and sustainable real estate projects. She has more than 25 years of experience in urban planning and real estate development.

Williams leads integrated teams to design and build leading-edge sustainable projects. In 2012, she cofounded Asani Development Company after completing the Bainbridge Island Art Museum and the Island Gateway commercial project. With Asani, she created and managed the team to design, build, and market the 130-unit Grow Community, one of the first residential net zero energy neighborhoods in the United States. She also led the team to build The Walk, a zero energy multifamily project, and then moved on to a leadership role with the global nonprofit International Living Future Institute, where she was chief program officer. Williams



has recently rejoined the world of development management to work on projects combining healthy community design and affordable housing.

Williams is the incoming chair of the ULI Sustainable Development Council. She holds an executive MBA from both Cornell and Queens universities, as well as a BS in environmental science with a minor in political science and international affairs from Oregon State University. She is a board member for Remote Energy and for Architects Without Borders Seattle.

Betsy Williams

Principal and Studio Design Leader

HKS Inc.

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Betsy Williams is Principal and Studio Design Leader at HKS. Her experience spans multiple sectors, and she is passionate about solving problems and improving well-being at all scales. With a firm-wide commitment to design excellence, Betsy works with teams to assure beauty, innovation, performance, and impact in every project. She is especially interested in innovation at the intersection of health and housing by engaging HKS's expertise in health, residential mixed-use, and research.

Prior to HKS, Betsy served as Design Director at Hamilton Anderson Associates where she led a number of multi-family projects in Detroit. This included health-focused affordable senior housing and a *Choice Neighborhoods Program* development, with each following Enterprise Green Communities criteria for sustainable, healthy, affordable housing. Betsy also served as the Managing Director for Architecture for Humanity's Chicago chapter and has taught design studios throughout her career.

Betsy's design work has been honored by AIA Michigan and the American Wood Council, and her projects have been published in Architectural Record and Interiors magazine. With a master's degree in architecture from the Harvard Graduate School of Design followed by countless collaborations with inspiring colleagues – Betsy has never stopped learning.



Lee Wong

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John Zeiler

Managing Member

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Mr. Zeiler is a Founding and Managing Member of Hudson Housing Capital. He is a member of the company's Investment Committee responsible for approving all tax credit investments made by the company and its affiliates.

Mr. Zeiler was a Managing Director of Lehman Brothers, where he specialized in originating and structuring real estate investments for the firm and its clients with an emphasis on affordable housing. Mr. Zeiler was employed by Lehman Brothers for 13 years, during which time he financed affordable housing developments nationwide under various FHA, HUD and tax credit programs. Many of these developments represented the innovative application of public private partnerships that have forged neighborhood revitalization in urban areas around the country.

Mr. Zeiler graduated from Connecticut College with a BA in Urban Studies, and holds an MBA from the New York University Stern School of Business Administration; a Masters of Public Administration from the Harvard Kennedy School of Government and a Masters in Education from The Relay Graduate School of Education.

Mr. Zeiler is a director of the Police Athletic League (PAL) of New York, member of the ULI Affordable Housing Council and a board member of the Affordable Housing Tax Credit Coalition.

Mr. Zeiler is the founder of Project Trampoline, a nonprofit that supports inner city minority public school students in the Bronx, New York to apply to and matriculate to their best fit colleges. Project Trampoline provides highly focused academic and life skills support for these students through college graduation.



Emily Zhang

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<p>Emily Zhang is a senior associate on the ULI Healthy Places team. She supports programs and convenings, including the Health Leaders Network, that aim to cultivate champions for health and social equity in the built environment. Her background is in human and urban geography, and she is passionate about how places shape lived experiences and how they can be catalysts for more equitable and livable futures for all.</p> <p>Before ULI, Emily was a research assistant on an interdisciplinary National Science Foundation (NSF) project called Arctic Partnerships in International Research & Education (PIRE). Through PIRE, she contributed to research on waste management and the limitations of applying international standards to unique regions like the Arctic experiencing disproportionate effects of climate change. For her thesis, she explored the knowledge production process—and its implications on power and politics—embedded in the creation and use of urban sustainability indicators. She also supported U.S. Green Building Council’s (USGBC) local green schools programs in the D.C. metropolitan area. Emily received her BA in International Affairs and Geography and MS in Geography from the George Washington University.</p>

