

Lewis Center Sustainability Forum

PARTICIPANT BOOK

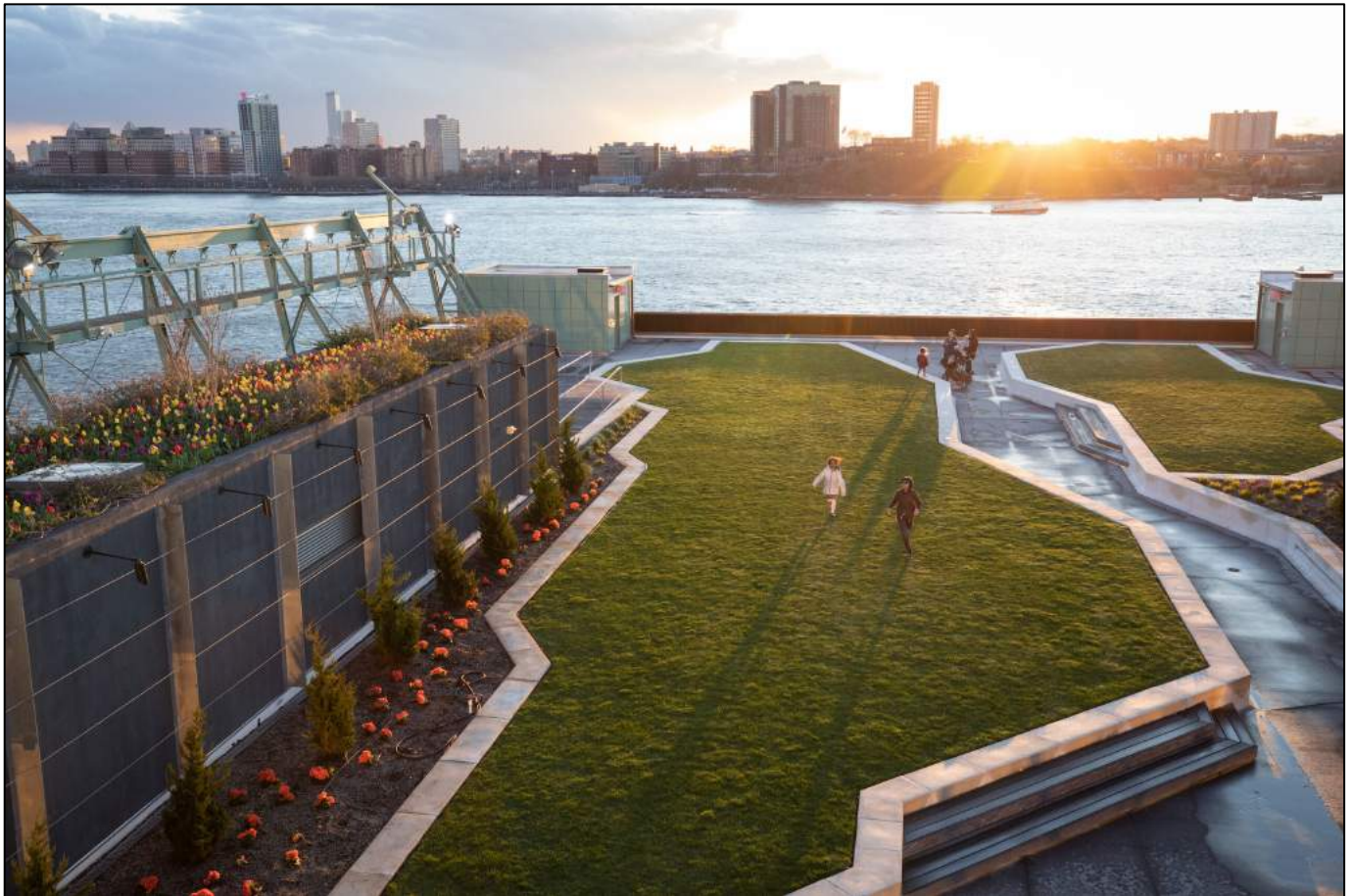


Photo: The rooftop park at Pier 57 | Image Source: Hudson River Park Trust

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In conjunction with the 2024 ULI Spring Meeting

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FORUM SPEAKERS

Welcome

Chloe Gurin-Sands

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Chloe Gurin-Sands joined the Robert Wood Johnson Foundation (RWJF) in 2023 as a program officer working to promote community health through more equitable community development. She is driven by the opportunity to help neighborhoods and regions create the physical and social conditions for health and wellbeing in ways that celebrate their experiences and cultures.

Prior to joining RWJF, Chloe was a senior manager at Metropolitan Planning Council in Chicago, where she led work to integrate health equity, racial equity, and environmental justice principles into municipal land use and planning practices. Her major projects included supporting Chicago's citywide plan, co-creating a land acquisition prioritization tool that emphasized health and equity measures, providing technical assistance to a cohort of community-led riverfront revitalization projects, and researching the connections between health and residential segregation.

Throughout her postsecondary education, Chloe assisted with mixed-methods research on intergroup dialogue programs, where she honed her quantitative and qualitative data analysis skills. She was trained as a facilitator and instructor for intergroup dialogue courses, and educated undergraduate students and faculty on social identities, power, and privilege. Prior to graduate school, Chloe worked as a community engagement coordinator at the University of Michigan's Spectrum Center, an on-campus LGBTQ+ student resource center.

Chloe holds a bachelor of arts from the University of Michigan, and a master of public health from the University of Illinois at Chicago.



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.



Beth Nilsson

Director, Building Healthy Places

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Beth Nilsson supports ULI Building Healthy Places 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" and manages ULI's [Health Leaders Network](#).

Prior to ULI, Beth worked at rand* construction, a national commercial general contractor, as a 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.



Pier 57 Panel

Leah Bassknight

Senior Property Manager

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Leah Bassknight is a Senior Property Manager with Jamestown, she oversees property management and community engagement for Pier 57.

Prior to joining Jamestown, Ms. Bassknight was the Assistant Director of Real Estate at the Port Authority of NY and NJ, managing commercial and retail leasing operations as well as the out of home advertising program for the agency. Ms. Bassknight’s relevant experience also includes her tenure at the MTA, where she oversaw retail operations, leasing and marketing as the Director of Grand Central Terminal. Prior to that, she was the Project Executive for the development and lease up of Turnstyle, an underground marketplace within 59th Street Columbus Circle Station which earned her the 2019 Women in Transportation Innovative Transportation Solution Award.

Ms. Bassknight holds a Bachelor of Business Administration in Finance from Bernard Baruch College and an Associate of Applied Science in Paralegal Studies from Long Island University.



Noreen Doyle

President & CEO

Hudson River Park Trust

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Noreen Doyle was appointed as President & Chief Executive Officer of the Hudson River Park Trust in June 2021. From 2004 until 2021, she served as the Trust’s Executive Vice President. During that period, she worked on many of the Park’s signature design, construction, environmental and planning initiatives. From 1994 through 2001, she also worked for the Trust and its predecessor organization, the Hudson River Park Conservancy, in several capacities, including as Vice President for Environmental Planning & Communications. Between these two periods, she worked as a Vice President at AKRF, Inc., an environmental and planning consultant in Manhattan. Ms. Doyle has also held other positions in the public, private and non-profit sectors. She has a BA from Smith College and completed coursework toward a doctoral degree in Comparative Literature at New York University.



Bill Elder

EVP, Managing Director, New York City Leasing

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William Elder is the Managing Director of RXR’s New York City division and an Executive Vice President of RXR. Mr. Elder is responsible for the oversight and management of the Company’s New York City office.

Previously, Mr. Elder worked with RXR’s senior management in expanding and managing Reckson Associates Realty Corp.’s six-building, 5.5 million-square-foot NYC portfolio before Reckson was sold to SL Green Realty Corp. in 2007.

Mr. Elder most recently was Senior Managing Director in the strategic agency services group at Cushman & Wakefield. Prior to that, he served as Executive Vice President of leasing at Ruben Co. Elder has also held senior positions at SL Green and Shorenstein Co.



Kris Moon

President and COO

James Beard Foundation

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Kris Moon is the president and chief operating officer at the James Beard Foundation.

In his role as president and chief operating officer, Moon holds responsibility for all revenue at the Foundation and has worked to build the Foundation’s first-ever enterprise-wide partnerships with American Airlines, Capital One, and Windstar Cruises. Moon has also been instrumental in growing JBF’s major gifts and foundation funding.

Moon recently guided the process from conception to launch of Platform by JBF and Good to Go by JBF, at Pier 57 in NYC, where the Foundation brings its Good Food for Good mission to life through educational and experiential programming.

Moon has been instrumental in launching and overseeing a number of new initiatives for JBF including: leading the Foundation’s pandemic response in support of the independent food and beverage industry by launching and managing the JBF Food & Beverage Industry Relief Fund that raised and disbursed almost \$4.8 million in grants to 312 food and beverage establishments across America; launching the Chefs Boot Camp for Policy and Change, which was piloted in summer 2012 and



teaches established chefs necessary policy and advocacy skills for creating food system change and has educated hundreds of chefs to date on effective advocacy; and spearheading the strategic planning which led to the launch of the Foundation’s JBF Impact Programs in April 2016. These programs focus on engaging the culinary community in the ongoing process of creating a sustainable food system that provides nutritious and delicious food for all.

After joining JBF in 2007, Moon has held several positions at the Foundation including: director of house operations and house events, director of charitable giving and strategic partnerships; senior director of strategy and development; vice president; and chief operating officer.

Moon holds a bachelor’s degree in vocal performance from Boston University.



Michael Phillips

President and Chairman

Jamestown

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Michael Phillips is a Principal and the Chairman and President of Jamestown, and a member of the firm’s Executive Committee. As President, Mr. Phillips oversees the development and execution of the company’s real estate projects globally. During his tenure, Jamestown has grown its portfolio of assets in key markets throughout the US and expanded its investment footprint to South America and Europe, more than tripling the firm’s assets under management. Michael Phillips is the driving force behind the company’s adaptive reuse projects including Chelsea Market in New York City, Ponce City Market in Atlanta, Industry City in Brooklyn, and Ghirardelli Square in San Francisco. Mr. Phillips is nationally recognized for his creative leadership and ability to build unique, iconic urban centers. Michael Phillips serves as the Vice-Chairman of the James Beard Foundation, sits on the boards of Governors for the Urban Land Institute, and Friends of the High Line. Mr. Phillips has received numerous honors for his creative work and philanthropic activities. He’s a recipient of both the 2010 Urban Land Institute "Development of Excellence" award for the White Provisions Development in Atlanta and the Urban Design Commission award for his ability to create sophisticated mixed-use districts. He attended the American University in London.



Pier 57 Tour

John Ambrosini

Senior Property Manager

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John Ambrosini, Senior Property Manager at RXR, oversees Pier 57 in NYC. With over 25 years of experience in the management of NYC properties, John’s responsibilities have included the oversight of a wide and diverse array of institutional, educational, retail, commercial, industrial, manufacturing, and residential clients. His extensive knowledge of engineering and building systems, and his strong and decisive leadership, have been the key components of his successful real estate career.

Mr. Ambrosini has extensive experience in all manner of commercial management: tenant relations, lease administration, personnel, building systems, compliance, maintenance and repairs, and building upgrades. Mr. Ambrosini and his team provide high quality customer service to all tenants, while continuously raising the standard for delivery of property management services. Mr. Ambrosini is a degreed engineer, an expert in the areas of commercial property management and construction, building engineering systems and is also a professional musician, composer and educator. He has his LEED AP certification and is well versed in energy and environmental compliance. John’s core belief in continuous improvement, lifelong learning, and strong leadership is a driving force in his work, life, musical interests, and charitable involvement.

During the critical downtown years following 9/11, Mr. Ambrosini was a member of the executive real estate team at Trinity Real Estate & the Parish of Trinity Church, NYC. Mr. Ambrosini has served on the Board of Directors for the Realty Advisory Board on Labor Relations (RAB) — Commercial Division, has extensive experience in collective bargaining and labor relations, and is an active REBNY member. He also taught at NYU in the Schack School of Real Estate and sees this as an excellent opportunity to develop young professionals and keep current with new ideas and technologies. Mr. Ambrosini received his Bachelor of Engineering degree from Fr Schuyler Maritime Academy, his 3rd Assistant Engineer’s license from the US Coast Guard, and his RPA from BOMA. He is a NYS licensed real estate salesperson, and holds a Master of Arts in International Politics & Economic Development from Fordham University.



Claire Bernard

Leasing Manager

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Claire Bernard oversees the leasing and curation of Pier 57 as well as Chelsea Market. She began her career working on licensing programs in the US and Canada for General Electric, Anheuser-Busch and Jelly Belly candy company. While working on cheese programs for Stella Artois and a Jelly Belly nationwide rollout with Rita's Italian Ice, she realized her passion for Food and Beverage which led her to Market and Food Hall operator, Urbanspace. While there she worked on the Bryant Park Holiday Market, Union Square & Columbus Circle Holiday Markets and then oversaw several food hall openings in DC, Chicago and New York. She is a graduate of the George Washington University Business school with a focus on consumer behavior.



John Clifford

Founding Principal

S9 Architecture

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John Clifford has headed S9 Architecture since its inception in 2011. He is a strong advocate for informed, intelligent design that is guided by context and strategic urban planning. Under his leadership, this pioneering approach has led to great success; S9 Architecture's work has received awards from the American Institute of Architects, the Municipal Art Society of New York, the New York City Public Design Commission, and the Urban Land Institute.

Complementing the studio's design credentials, John also brings extensive client-side knowledge about real estate financials, tenant and landlord programs, and operational issues to the table. John is a graduate of the Georgia Institute of Technology and has over 30 years of professional experience.



Zoe Kim

Environmental Educator

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Zoe Kim (she/her) is an Environmental Educator at Hudson River Park. Zoe engages thousands of students and members of the public each year on environmental science topics, such as fish ecology, shoreline resiliency and climate change. She takes a particular interest in oyster restoration work and building community-based partnerships.



Dryden Razook

Principal

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Dryden Razook has over 15 years of professional experience. He specializes in designing projects at all scales in the mixed-use, retail, office, and multi-family sectors. His dedication to innovative solutions is evident in the Neuhoff project in Nashville, which draws on Dryden's talents in design, master planning, and adaptive reuse. At this 1.3-M SF complex, he creates a vibrant mix of offices, cultural spaces, residential units, and retail/dining establishments, linked together by a variety of pedestrian-friendly, experiential spaces. Other projects in which Dryden has played a principal role include Manhattan West, Rockefeller Center, 77 Charlton, 100 Pearl, and in Atlanta, Ponce City Market and 725 Ponce.



Rachel Swanson

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Rachel Swanson (she/her) is the Manager of Environmental Education at Hudson River Park. Rachel oversees educational programming across the Park, and mentors a team of educators that teach hands-on programming focused on Hudson River ecology and environmental stewardship. She is passionate about creating accessible, inclusive, and innovative programming at Park.



Equitable Electrification Panel

Laura Humphrey

Senior Director of Sustainability

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Laura Spencer Humphrey is the Senior Director of Sustainability at L+M Development Partners - an impact driven, vertically integrated developer, builder, and manager of multifamily, mixed use, and affordable housing. In this role, Laura brings over a decade of experience leading strategies to realize energy and carbon goals in the built environment at the organizational and regional level. At L+M, Laura works across the building lifecycle to improve energy efficiency, increase the adoption of distributed energy resources, and set the company's carbon strategy. Prior to L+M, she spearheaded the development of decarbonization strategies for private sector clients at ENGIE Impact and directed energy initiatives at the state, city, and utility service territory level in roles at ICF and NYSERDA. Laura holds a MS in Sustainability Management from Columbia University.



Charlotte Matthews

Managing Director, Carbon-Free Buildings

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Charlotte has 25 years of experience in the design, construction and development of real estate, energy infrastructure and technology. She has also been a trusted advisor for policy makers.

Prior to joining RMI in fall of 2023 as Managing Director of the Carbon-Free Buildings program, Charlotte led a software product team at Google called "Affordable Electrification," which worked with a large California utility to develop a customer solution for dynamic electricity rates. The product "load-shifted" major home energy uses toward periods of low cost and low carbon electricity without inconveniencing customers or negatively impacting their comfort.

Charlotte joined Google by way of Sidewalk Labs, an Alphabet startup focused on innovative and tech-forward, sustainable and inclusive urban redevelopment. There she led the design, financing and operations strategy for waste, stormwater, thermal and electrical infrastructure that would serve a "Climate Positive" new community on the Toronto Eastern waterfront.



Prior to Sidewalk Labs, Charlotte spent 20 years in real estate, beginning in an architectural firm, moving into construction management and finally in real estate development, always with a focus on green building and infrastructure. Notable projects include spearheading the development of 14.4MW of cogeneration at Hudson Yards, a \$135M project that reduced carbon emissions by 25,000 metric tons of CO₂ each year (the equivalent of taking more than 5,000 cars off the road).

Today, Charlotte sits on the board of CMC Energy Services, a utility program implementer with special expertise in serving low to moderate income communities, and retains a small advising practice that conducts due diligence on projects and start ups for investors. Over her career, Charlotte has served on a number of nonprofit boards (including as board advisor to World Resources Institute and Ross Center for Sustainable Cities) and government task forces and taught at Columbia University's Masters in Real Estate Development program. She holds a BSc in Environmental Science from Brown University.

Daphany Rose Sanchez

Executive Director

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Daphany Rose Sanchez is a community organizer and expert at climate sustainability with a community and social justice focus. Born and raised in public housing in NYC, she witnessed and lived through the intersections of housing discrimination, climate divestment from communities of color, and economic injustice.

When her parents purchased a house and lost it in Hurricane Sandy just a few years later, while Daphany was finishing her undergraduate degree, her parents didn't receive help because authorities didn't believe they were residents of the neighborhood due to their skin color.

The loss of her home moved Daphany to fight for climate resiliency in the communities she grew up with, organizing neighborhoods of color across every major borough in the city while working alongside renewable energy companies and climate resiliency organizations to provide these community members with the tools they need to reduce their energy bills, reduce their carbon footprints, and keep their homes protected from natural disasters.

She is a graduate of NYU Tandon School of Engineering and holds a Master's of Science in Environmental Policy and Sustainability Management from the New School.



Adam Schiabor

Manager, Research

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Adam is the manager of research at Urban Green where he is responsible for leading the organization's building science and data projects. Adam leverages his expertise in NYC's building energy use data to support multiple citywide building decarbonization policies and initiatives. He was also one of the project leads on Urban Green's 2021 study, Grid Ready, which analyzed how increased power demand from building electrification will impact NYC's electric grid.



Siobhan Watson

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Siobhan is the Senior Director for Sustainability at the New York City Housing Authority, overseeing the authority's work to decarbonize its buildings and increase resiliency and sustainability of its properties. Siobhan authored NYCHA's first climate adaptation plan and has worked to further its work in waste management, community shared solar installations, and stormwater management programs. Before joining NYCHA, Siobhan worked in a variety of public and private sector roles, including consulting on master planning projects, developing sustainability metrics, and helping to develop sustainability-related legislation. She holds a Master in City Planning degree from MIT as well as a PhD in environmental planning from Columbia University.



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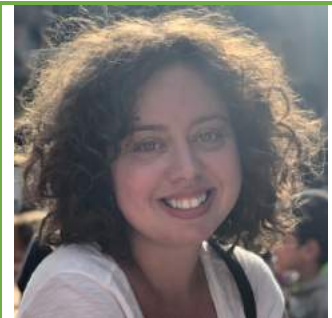
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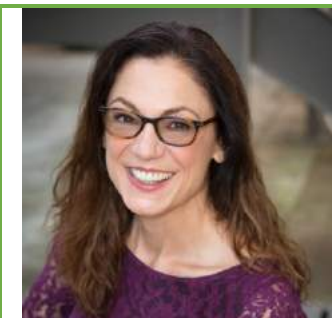
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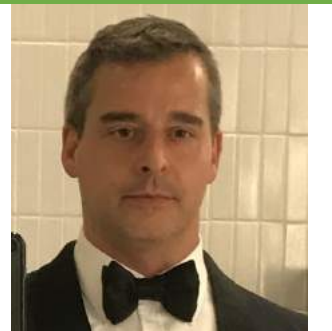
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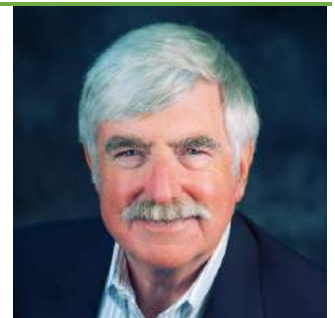
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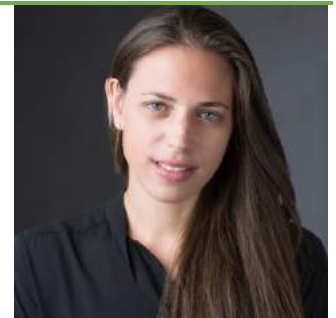
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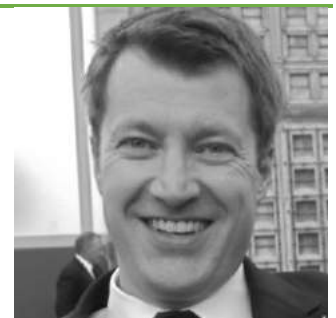
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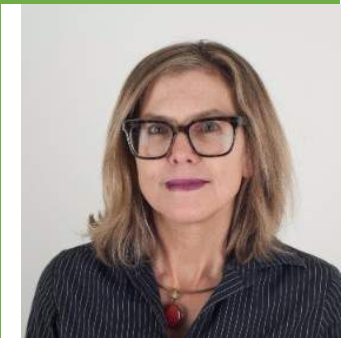
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