

Panel Chair



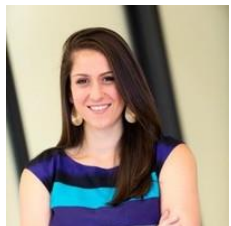
Molly McCabe
Co-Founder
The Lotus Campaign and HaydenTanner
Bigfork, MT

Molly describes herself as a Scout, Map Maker, and Bridge Builder. She's the CEO and Founder of HaydenTanner, a strategic real estate advisory firm focused on accelerating impact investment & sustainability in the built environment. Molly founded HaydenTanner after spending many years with large financial institutions in commercial real estate finance, capital markets and development. She has spent her career cultivating practical solutions and strategies to accelerate the emergence of resilient buildings and vibrant, sustainable cities.

She is Chair of the Urban Land Institute (ULI) Responsible Property Investment Council, was faculty for the National League of Cities Rose Center for Public Leadership and Land Use and sits on the Board of The Freshwater Trust. She holds a BS in Managerial Economics from University of California at Davis and an MBA in Finance from the University of San Francisco. Originally from San Francisco, she now lives in Montana with her family and a host of pets.

The quote that lives over her desk says, "The only death you die is the death you die every day by not living. Dream big and dare to fail." -Norman Vaughn, Alaska, age 93.

Panelists



Danielle Antonellis
Fire Consultant/Senior Fire Safety Engineer
Arup
Boston, MA

Danielle Antonellis leads Arup's global skills group on City Fire Resilience, a multidisciplinary group aiming to help communities and cities understand their systematic fire challenges (i.e. urban scale fire, wildfire, informal settlement fires) to enable resilient, sustainable and safe development. She is the UK, Middle East, India and Africa regional lead for Fire + Sustainability and also leads Arup's global programme on Fire Safety in Informal Settlements and Camps. She was the main author of Arup's *Framework for Fire Safety in Informal Settlements*, which enables collaboration and alignment of local and global efforts in fire risk reduction.

Danielle regularly presents at key conferences and events, advocating for fire to be better considered in holistic resilience planning and for investments in resilient infrastructure and community risk reduction. While her expertise is fire, Danielle also specializes in community engagement, resilience and disaster response and recovery more generally. She is currently based in Arup's Boston office and has previously been based in Arup's London and Hong Kong offices. She has worked on projects across five continents and in various sectors, including energy, rail, aviation, science and industry, education, residential, healthcare, government and international development.



Jose Bodipo-Memba
Director of Sustainable Communities
Sacramento Municipal Utility District
Sacramento, CA

Jose Bodipo-Memba is the Director of Sustainable Communities for the Sacramento Municipal Utility District's (SMUD). Mr. Bodipo-Memba has spent over 18 years managing development projects associated with California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). Mr. Bodipo-Memba is the program manager for SMUD's Long Range Asset Management Plan and as the environmental compliance coordinator for the 5000 acre Solano Wind Project in Rio Vista, CA.

Mr. Bodipo-Memba's development projects have covered a range of technical areas including greenfield specific plan development, infill development, school and facilities planning, site feasibility analysis, wind energy, and infrastructure improvement. Some of his more notable projects include the Sacramento Railyards Specific Plan Environmental Impact Report (EIR), the Lincoln High School Complex (San Diego) EIR, San Diego State Medical Health Center project, the Country Club Estates Specific Plan EIR, and the California Lottery Headquarters Plan. With direct project experience throughout California, Mr. Bodipo-Memba has shown the versatility needed to address the variety of environmental and planning issues cities face.

Mr. Bodipo-Memba is active in the community, serving on the Sacramento Planning and Design Commission, the Center for Fathers and Families Board of Directors, Chair of the ULI Sacramento District Council, and a member of the ULI National PDIC.

Mr. Bodipo-Memba was a 2010 recipient of the Sacramento Business Journal 40 under 40 award, the 2012 Drexel University Oxholm Award for Community Leadership, and the 2015 Drexel University 40 under 40 Distinguished Alumni award.

Mr. Bodipo-Memba holds a Bachelor of Arts in History from the University of California at Berkeley and an MBA from Drexel University.



Colleen Carey
President
The Cornerstone Group
Minneapolis, MN

Ms. Carey is the president and founder of The Cornerstone Group, a real estate company whose mission is to create space for people and the planet to thrive. The Cornerstone Group focuses on transformative redevelopment projects; they have special expertise in mixed use developments and affordable housing.

Ms. Carey brings 35 years of experience in the field of real estate development and finance. She is particularly interested in taking a holistic approach to redevelopment, looking beyond just bricks and mortar to a full range of tools to create strong healthy communities.

Ms. Carey's current endeavors include finishing redevelopment of the old Lyndale Garden Center in Richfield, Minnesota. The project incorporates affordable and market rate housing, a Lakewinds Coop and other retail uses with a strong emphasis on place-making.

Ms. Carey has served as a Trustee for ULI as well as the Past Chair of ULI Minnesota. She has served on many non-profit boards as well as other community and professional organizations.

Colleen holds a BBA and MBA from the University of Wisconsin's Real Estate School. Ms. Carey is a passionate bicyclist and enjoys skiing, travel, reading and eating good food!



J. Rodney Gonzales
Assistant City Manager
City of Austin
Austin, TX

Rodney Gonzales is the Assistant City Manager for the City of Austin's Economic Opportunity & Affordability strategic outcome areas. He has 23 years of experience in key leadership positions in local government, 13 of which are with the City of Austin. He holds a Master's Degree in Business Administration and a Bachelor's degree from Texas State University (TSU). He is recognized as a Certified Public Manager from TSU, and he was a graduate level guest lecturer on the topic of public administration for several years at TSU.

As the former Director for the City of Austin's Development Services Department, Rodney led key reforms at DSD aimed at achieving greater delivery of service through implementing new technology, creating efficiencies in processes, and increasing employee training and resources. Rodney's focus on workplace environment concerns and alignment of vision, actions, and guiding principles are intentional with a goal of developing a sustainable culture of excellent customer service.

As the former Deputy Director of the City of Austin's Economic Development Department, Rodney led major economic development and redevelopment projects resulting in significant job creation, retention and downtown revitalization. He spearheaded the City's hosting of the inaugural 2012 and 2013 U.S. Formula One Grands Prix, which included not only city-wide preparation but also included regional, state, and federal agency involvement.

Rodney has held the position of Director of Finance for the cities of Luling and San Marcos, two smaller communities in the Austin region. In those cities, he led a diverse mix of areas with a key focus on financial management and leading the annual budget process.

In 2013, Mayor Lee Leffingwell selected Rodney to participate with the Mayor, Council Member Chris Riley, and local developer Terry Mitchell as a Fellow for the Urban Land Institute Rose Center for Public Leadership. In 2017, Rodney helped to establish the Stonewall Equality Employee Network (SEEN), which is the first organization-wide employee resource group for lesbian, gay, bisexual, transgender, queer employees and allies (LGBTQ+). Rodney currently serves a two-year term as SEEN Board

President. Rodney also mentors City employees through the City's Executive Academy. In his spare time, Rodney enjoys woodworking, which is a skill taught by his father, exercising, and bike riding.



Daniel Gorham
Research Engineer
Insurance Institute for Business & Home Safety
Richburg, South Carolina

Daniel Gorham leads a team at the Insurance Institute for Business & Home Safety dedicated to better understanding the wildfire hazard and how we can make communities more resilient. Through innovative tests at the IBHS Research Center and post-fire field observations, Daniel and IBHS are in pursuit of finding better ways to build, prepare and help communities reduce their risks.

Daniel holds both a Master's and Bachelor's degree in Fire Protection Engineering from the University of Maryland College Park and is a registered professional engineer in the state of California. The research conducted at IBHS provides science-based information for improving building codes and standards. Daniel is a member of several standard development technical committees including ASTM and NFPA.

In addition, his background as a firefighter/EMT helps guide IBHS research on what is important for communities experiencing fire risks.



Jeremy Klemic
Associate Principal
SWA
Los Angeles, CA

Jeremy Klemic is an Associate Principal at SWA Los Angeles with close to 20 years of experience as a landscape architect in Southern California. At SWA, Mr. Klemic led the City of Thousand Oaks Urban Forestry Master Plan, which updated the City's design standards for street trees, roadway medians, and general planting palettes towards today's climate conditions. Immediately following the success of the plan, the City of Thousand Oaks has contracted SWA to implement the recommendations on four pilot projects as 'proof of concept' for the principles of drought tolerance and community-approved design for roadway medians. Similarly for the California State University Long Beach's 320 acre campus, SWA is updating its landscapes towards a more water-efficient and drought tolerant palette in order to adhere to the campus' renewed standards of sustainability - both from the environmental and financial points of view. Jeremy's construction experience, attention to detail and scheduling expertise help to ensure that complex public projects are brought to fruition.

Jeremy is a member of the ASLA and is a graduate of the University of California San Diego Urban Studies and Planning program and UCLA's Extension Landscape Architecture Program.



Tony Salazar
Director
McCormack Baron Salazar
St. Louis, MO

Mr. Salazar's entire professional career has been dedicated to rebuilding inner-city communities. He has used his skills and expertise to bring a sense of belonging and hope for the future to America's forgotten neighborhoods. As a Principal at McCormack Baron Salazar, he was responsible for overseeing all aspects of the company and its affiliates, including real estate development projects, real estate property management, asset management, and a renewable energy and sustainability venture. Mr. Salazar was also responsible for new business development, including seeking out and responding to solicitations, acting as liaison with joint venture partners, and interfacing with government officials and local community groups.

McCormack Baron Salazar specializes in developing large-scale urban projects in distressed communities that involve mixed-use, mixed-income (affordable and market-rate), multi-generational, various housing types (rental and for-sale) and blended financing. The financing for McCormack Baron Salazar's projects involve a combination of conventional debt, government sources (CDBG, HOPE VI/Choice Neighborhoods, Low Income Housing Tax Credits, New Markets Tax Credits, Section 8, HOME, Bonds and Tax Increment Financing), foundation grants and/or PRI loans, and pension funds.

Mr. Salazar has been involved in developing a variety of innovative projects, including seven HOPE VI (public housing redevelopment) projects, two Choice Neighborhood Implementation projects, five senior projects (including a LGBT seniors building), ten mixed-income communities, rental housing for persons with HIV, seven light rail transit villages, and five earthquake recovery projects.

He currently serves on the board of Enterprise Community Partners and the Center for Housing Policy. He is regarded as a national thought leader and was inducted into the Affordable Housing Hall of Fame in 2016. Mr. Salazar has a master's degree in social work specializing in administration from the University of Michigan and a B.A. from the University of Missouri at Kansas City.



Peter Quintanilla
Urban Design Studio Lead
Michael Baker International
Pittsburgh, PA

Mr. Quintanilla brings more than 18 years of experience to his role, where he leads the Urban Design Studio (UDS) team in Pennsylvania as part of a collaborative process across Michael Baker's practice groups to deliver complex and holistic urban design solutions for clients. With increased urbanization across the United States, city residents are looking for communities designed to offer sustainable, healthy and vibrant places to live, work and play. Michael Baker's UDS—a distinct division of the Planning and Architecture Practice—has compiled a team of specialized talents to meet these needs.

Prior to joining Michael Baker, Mr. Quintanilla led numerous projects throughout the world using the charrette methodology. This process brings together local government officials, land owners and

residents with project designers and engineers to create a complete design that responds to the needs of the community while creating the largest buy-in from government agencies. He most recently worked as a Senior Associate Urban Designer at PlaceWorks, where he master planned greenfield, urban regeneration and infill projects. Mr. Quintanilla also served in numerous roles for The Prince's Foundation, where he led charrettes and projects in the Galapagos, China and England. He has extensive experience in leading charrettes, master planning, urban design, architectural design, watercolors, hand drawings, AutoCAD and Photoshop.

Mr. Quintanilla is a member of the Congress for the New Urbanism, Urban Land Institute and the New Urbanism Film Festival. He earned his Bachelor of Science degree in Chemistry from the University of Miami (Fla.) and a Master of Architecture from the University of Miami (Fla.)



Neil Webb
Director Markets & Growth
OBG, Part of Ramboll Group
Syracuse, NY

Neil Webb has been working within the energy industry for over 28 years. His experience spans the evolution of energy markets from the vertically integrated holding companies of the early 1990s to today's deregulated marketplace. During this transformation, Mr. Webb has been engaged by utilities, independent system operators and energy supply companies to assist in strategic and operational functions of both the wholesale and retail energy markets.

Recently, Mr. Webb's work has been focused at the retail level assisting entities with critical decisions involving energy from the procurement of electricity, natural gas, and oil to the planning and management of Renewable Energy Credits (RECs). He has been heavily involved on energy assurance and resiliency issues including microgrids and innovative platforms to advance the integration of energy storage and distributed generation.

Mr. Webb has a bachelor's in Industrial Engineering from Clarkson University and a Masters in Business Administration from the University of Rochester's Simon School.

ULI Project Staff



Katharine Burgess
Vice President, Urban Resilience
ULI – the Urban Land Institute
Washington, D.C.

Katharine Burgess is Vice President of the Urban Land Institute's Urban Resilience Program. Through research, advisory services, convenings and outreach, ULI's Urban Resilience program works to leverage ULI's global network to help communities prepare for increased climate risk and make wise investments in infrastructure, development and building design. The program addresses topics including land-use planning, financing models, green infrastructure solutions, preparedness and the support of social and economic networks.

An urban planner with 12 years' experience, Katharine has practiced urban planning in the United States, the United Kingdom, and Germany, with global project work across the United States, Europe, and Asia. She began her career managing post-Katrina hurricane recovery charrettes commissioned by the states of Louisiana and Mississippi and the city of New Orleans.

She has since worked on a range of large-scale, mixed-use master planning initiatives designed to encourage pedestrian activity and integrate green infrastructure, including campus plans, downtown revitalization plans, urban extensions and a new town for 10,000 people in Scotland. Katharine's research work has included landscape performance research for the Landscape Architecture Foundation, as well as international urban development research for the Robert Bosch Foundation Fellowship program, during which she completed a work placement at the City of Berlin's Department for Urban Development.

She received a BA from Williams College and an MSc in Regional and Urban Planning from the London School of Economics.



Elizabeth Foster
Manager, Urban Resilience
ULI – the Urban Land Institute
Washington, D.C.

Elizabeth Foster is a Manager with ULI's Urban Resilience program. She conducts research and collaborates with ULI staff and members to provide knowledge and share innovative practices that help communities prepare for and adapt to climate risks. Elizabeth is the co-author of *Scorched: Extreme Heat and Real Estate* and has worked on ULI technical assistance projects in New York, Texas, New Jersey, and California. She also partners with ULI's Building Healthy Places program/the 10-Minute Walk Campaign to explore the connections between resilience, parks, and open spaces.

Before coming to ULI, Elizabeth focused on disaster management and climate change adaptation in the private sector with a multinational insurance company and then internationally with U.S. Peace Corps Response. Elizabeth began her career developing the sustainability plan for her alma mater and expanding environmental education at an urban greening/youth empowerment nonprofit in St. Paul, MN. Passionate about equitable sustainable development, Elizabeth has also helped administer a joint UNEP/ELI class on environmental security and sustaining peace.

Elizabeth received a B.A. in Environmental Studies from Macalester College (St. Paul, MN) and a Certificate in Emergency Management from Drexel University (Philadelphia, PA).



Michelle Malanca Frey
Executive Director
ULI San Francisco
San Francisco, CA

Michelle Malanca Frey is the Executive Director of the Urban Land Institute San Francisco. Since joining ULI in 2016, she has collaborated with members to launch a number of initiatives, including Housing the Bay, which is advancing solutions to create more housing options for the Bay Area. Michelle currently serves on the Executive Steering Committee of the Mayor of San Francisco's Zero Emission Building Task Force.

Previously, Michelle was Vice President at the World Green Building Council, working with organizations globally to facilitate the uptake of sustainable buildings. As Technical Director at the Green Building Council of Australia, she led multi-stakeholder processes to develop green building rating tools and transform of the real estate industry. As part of her own consultancy, she worked with public, private, nonprofit, and multilateral organizations, developing green building rating systems and integrating sustainability initiatives into large real estate projects and portfolios. She has spoken at dozens of conferences in the US, South Africa, Kenya, Canada, Australia, and throughout Latin America.



Grace Hill
Manager, Meetings and Events
ULI – the Urban Land Institute
Washington, DC

Grace Hill is a Manager for the Meetings and Events department at the Urban Land Institute (ULI), a nonprofit education and research institute that focuses on issues of land use, real estate and urban development. The mission of the Institute is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. Since 1947, ULI has been conducting Advisory Services panels that provide strategic advice to communities and organizations on a wide variety of real estate, planning, and urban design and public policy subjects.

Mrs. Hill manages activities and logistics for ULI's advisory panels, Housing Opportunity meeting, Annual Spring and Fall meetings and a variety of other events. As a Meeting Professional, Mrs. Hill has experience in managing multiple types of conferences, functions, and events, ranging in size from 50 to 14,000 attendees. Prior to joining ULI in April 2017, she worked as a Meetings Coordinator for a professional scientific association, coordinating an annual city-wide six society combined meeting as well as additional smaller meetings.

Mrs. Hill holds a B.S. in Communications from Clark Atlanta University.



Casey Pond
Senior Associate
ULI – San Francisco
San Francisco, CA

Casey Pond, Senior Associate, joined ULI San Francisco in November 2017, allowing her to continue to explore her interest in nonprofit work and passion for the environment and sustainable and equitable land use and development.

Casey supports the work of ULI SF's members and initiatives. Specifically, Casey manages ULI SF's Young Leader's Group, Sustainability Committee, and Housing the Bay initiative, and oversees the District Council's external marketing and communications.

Casey graduated from the University of California, Santa Barbara, where she received a B.A. in Environmental Studies and Professional Business Writing and Communications. While studying, Casey was a content marketing intern for Hofmann Architecture, an architecture firm in Santa Barbara that designs and sustainably renovates vintage airstreams and other small mobile spaces. Casey has also gained experience working for various nonprofits and local government; including Get Oil Out, the Breast Cancer Prevention Partners, and the 19th State Senate district's office.

Outside of her work at ULI, Casey enjoys going on long runs and hikes with friends and family, and exploring new food and drink around the Bay Area.



Natalie Sandoval
Senior Director
ULI – San Francisco
San Francisco, CA

Natalie Sandoval, Senior Director, has been with ULI SF since March of 2016 and has over 10 years of experience in real estate, economic development, urban planning, and landscape architecture.

Natalie manages several initiatives and committees that serve ULI SF's 2,400+ members. She oversees [Technical Assistance Panels \(TAPs\)](#), which provide multidisciplinary advice to local governments, public agencies, and nonprofits facing complex land use issues. In the last year, she has managed TAPs in Orinda, Hercules, and for the Bay Area Rapid Transit (BART). Natalie also supports the Policy & Practice committee, which serves as the umbrella for the District Council's policy-related work. Alongside members of this committee, she manages ULI SF's [Housing the Bay](#) initiative, which is tackling the root causes of the Bay Area's housing crisis. In addition, Natalie oversees programs in San Francisco, the East Bay, and Silicon Valley – totaling over 60+ educational programs per year.

Prior to joining ULI, Natalie worked in the New York office of [HR&A Advisors](#), an economic development and real estate consulting firm. As the Director of Marketing and Business Development she helped to develop and implement marketing strategies in New York, Los Angeles, Dallas, and Washington DC. Prior to working at HR&A, she lived in Los Angeles and was the Marketing and Business Development Manager at [SWA Group](#), an international landscape architecture and urban design firm. As an Associate

of the firm, she led firm-wide marketing and business development efforts, publications, and strategic marketing initiatives.

Natalie holds a Bachelor of Arts from Bard College and studied Landscape Architecture at UCLA Extension. In her free time, Natalie nurtures a small urban-farm in her back yard, hikes up mountains and cycles up hills, and explores burgeoning urban areas of SF and Oakland.