

**ULI SAN FRANCISCO DISTRICT COUNCIL**  
**COMMERCIAL & RESIDENTIAL LOCAL PRODUCT COUNCIL AGENDA**  
The Academe – UC Law SF College Auditorium  
198 McAllister St, San Francisco, CA 94102  
Tuesday, October 7, 2025

**SF Local Commercial Council Leadership**

Co-Chair: Alan Chamorro, Executive Vice President, Lowe  
Co-Chair: Jack Sylvan, Principal, SDG  
Vice Chair: Faye Beverett, Principal, Bard Consulting  
Vice Chair: Sally Stocks, Senior Portfolio Manager, CalSTRS

**SF Local Residential Council Leadership**

Co-Chair: Gregg Miller, Partner, Coblenz, Patch, Duffy & Bass LLP  
Co-Chair: Kim Diamond, Principal, KD Shae Development  
Vice-Chair: Ann Silverberg, CEO, NorCal NW Affordable, Related California  
Vice-Chair: Brynn McKiernan, Vice President of Development, Emerald Fund

**8:00 - 8:15 AM – Registration, Breakfast, & Networking**

**8:15 – 8:25 AM – Welcome & Council Updates**

**8:25 – 9:15 AM – Economic Update**

Alexander will provide an update on both commercial and residential economic trends in the Bay Area. He will also share some insights on the potential long-term real estate impacts of declining immigration, onshoring, AI, the rise of robotics and more.

Speakers: **Alexander Quinn**, Senior Director, Northern California Research, JLL  
**Faye Beverett**, Principal, Bard Consulting (moderator)

**9:15-9:35 AM – Coffee & Networking**

**9:35 – 9:50 AM – ULI Natural Disaster Recovery**

After the January 2025 fires that destroyed over 10,000 homes in LA, ULI convened experts to create “Project Recovery,” a comprehensive roadmap to aid recovery and resiliency efforts. Kim will introduce the Builders Alliance, one of the strategic recommendations from the roadmap, which connects homebuilders with wildfire survivors, and their first initiative: an online portal to compare home designs and pricing.

Speakers: **Kim Diamond**, Principal, KD Shae Development

**9:50 – 10:50 AM – Redevelopment Projects**

Explore the revitalization of underutilized, large-scale sites in the North and East Bay, as they are repurposed to meet community needs for housing, recreation and community amenities.

Speakers: **Scott McPherson**, Managing Partner, Merlone Geier Partners  
**Lydia Tan**, Principal, Tan Consulting and Chief Real Estate Officer, Oakland Roots Sports Club  
**Chris Freise**, Managing Partner, Redco Development

**10:50 – 11:10 AM – Coffee & Networking**



## 11:10 AM – 12:00 PM – Construction Trends

Three Bay Area construction leaders discuss recent trends and the impacts on their project pipelines. They will address how national policies are impacting regional construction costs including tariffs, labor, and material sourcing. Hear how these experts are continuing to navigate the local market and external pressures.

Speakers:

**Bob Nibbi**, President, Nibbi Brothers General Contractors

**Matt Rossie**, President & CEO, Webcor

**Kathryn Cahill Thompson**, CEO, Cahill Contractors

**Ann Silverberg**, CEO, NorCal NW Affordable, Related California (moderator)

## 12:00 PM – Conclusion & Sign Out