ULI SAN FRANCISCO DISTRICT COUNCIL
COMMERCIAL & RESIDENTIAL LOCAL PRODUCT COUNCIL AGENDA
The City Club of San Francisco 11th Floor
Tuesday, October 6, 2026

SF Local Commercial Council Leadership

Chair:	Jack Sylvan, Principal, SDG
Vice Chair:	Melanie Gangel, Senior Vice President, PCCP, LLC
Vice Chair:	Stephanie Ting, Executive Vice President and Director of Investments, The Swig Company
Vice Chair:	Dan Esdorn, Managing Partner, Delta Lake Group

SF Local Residential Council Leadership

Co-Chair:	Kim Diamond, Principal, KD Shae Development
Co-Chair:	Brynn McKiernan
Vice-Chair:	Patrick McCarthy, Partner, TMG Partners
Vice-Chair:	Matt Kroger, Senior Managing Director, JLL

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

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

8:25 – 9:15 AM – Power Panel

A discussion on the impacts of Power in today's real estate market and its growing significance for data centers, AI product development and alternative uses.

Speakers: **Mike Jones**, Project Executive, Pankow Builders
Jason Kaminsky, CEO, kWh Analytics
Krista Murphy, PE, Principal, Affiliated Engineers Inc.
Jason Dries-Daffner, Principal, PBK Architects (moderator)

9:15-9:30 AM – Coffee & Networking

9:30 – 10:15 AM – A Treasure Island Update

A discussion on the latest progress and updates at Treasure Island, a multi-billion-dollar, 405-acre mixed-use waterfront revitalization project transforming the former Naval Station on Treasure Island and Yerba Buena Island into a high-density, transit-oriented San Francisco neighborhood.

Speakers: **Charles Shin,** Managing Director, Treasure Island Development Group
Patrick McCarthy, Partner, TMG Partners (moderator)

10:15 – 10:45 AM – Bay Area Housing Finance Authority (BAHFA)

BAHFA is exploring a potential regional housing revenue measure as early as 2028. The first step is engaging stakeholders on potential changes to BAHFA's enabling statute, including revenue mechanisms, eligible uses, and labor standards. The goal is to build common ground around a proposal that is bold enough to meet the need and practical enough to succeed. If time allows, there will be Q&A.

Speakers: **Daniel Saver,** Deputy Executive Director, Housing and Energy, Metropolitan Transportation Commission

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10:45 – 11:05 AM – Coffee & Networking

11:05 AM – 12:00 PM – Capital Markets and Leasing Panel

Leasing, development, and investment leaders will discuss the shifts reshaping San Francisco commercial and residential real estate — from evolving tenant demand and lease structures to the conditions that would bring new supply back — and where capital is finding opportunities.

Speakers:
Bill Benton, Vice Chairman, Newmark Knight Frank
Elena Miller, Head of Bay Area & PacNW Acquisitions, DivcoWest
Josh Mogabgab, Principal, Strada Investment Group
Stephanie Ting, Executive Vice President and Director of Investments, The Swig Company

12:00 PM – Conclusion & Sign Out