

# ULI Western New York's Women's Leadership Initiative and The Buffalo History Museum Present Groundbreakers: Women in Small-Scale Development

## Panelist Biographies



### MODERATOR

Maggie Hamilton Winship  
Associate Broker  
WindsorTurner

Maggie has over a decade of experience in commercial real estate, economic development, and real estate finance and has a natural talent for connecting the dots in real estate. Most recently, Maggie Hamilton Winship served as a Community Capital Investments Officer for LISC NY, which included originating, underwriting and closing loans, providing real estate technical assistance to community partners, and managing other capital deployment for community initiatives. Previously, Maggie served for 6 years as Director of the Town of Amherst & Village of Williamsville's Economic Development office, overseeing all special projects, economic development initiatives, real estate transactions, PILOT Increment Financing, and grant funding opportunities. She strongly believes that community development is economic development.

# ULI Western New York's Women's Leadership Initiative and The Buffalo History Museum Present Groundbreakers: Women in Small-Scale Development

## Panelist Biographies



### PANELIST

Brandi Barrett  
Co-Founder  
Barrett-Benitez Development

- Principal of Barrett & Benitez Development company where their development focus is disinvested communities that lack essential resources.
- Buffalo - Eastside Buffalo native from the Fruit Belt
- She is also the Senior Program Director at Broadway-Fillmore NHS, an affordable housing agency that manages home repair, commercial facades improvements, and Senator Ryan's Vacant Rental Improvement Program. She completed 12 million dollars in capital improvements all on the Eastside of Buffalo.
- She is a current MSRED student at University of Buffalo with an anticipated graduation date of 2027.
- Her most recent project is Loads of Love-an eco-friendly laundromat with 5 affordable housing units.

# ULI Western New York's Women's Leadership Initiative and The Buffalo History Museum Present Groundbreakers: Women in Small-Scale Development

## Panelist Biographies



### PANELIST

Kelley Culp-Burton  
President  
KCB Architecture, PC

Kelley Culp-Burton, AIA, LEED AP, DHT, is President of KCB Architecture, 3-Leafs Hardware Consultants and Enterprise Lumber & Silo LLC and a leading advocate for sustainable, high-performance design. With over 35 years of experience in architecture and construction, she has guided a wide range of projects that blend innovation, environmental stewardship, and community impact.

Kelley recently led the completion of one of Western New York's first carbon-neutral commercial buildings, advancing her firm's commitment to sustainability and climate-conscious design.

A Registered Architect in New York and LEED Accredited Professional, Kelley also operates a door hardware consulting firm specializing in secure, energy-efficient systems. She serves on the Advisory Committee for National Sport Venue Safety and Security and is an active member of the WNY Sustainable Business Roundtable.

Her work continues to inspire practical, forward-thinking approaches to sustainable architecture and resilient design.

# ULI Western New York's Women's Leadership Initiative and The Buffalo History Museum Present Groundbreakers: Women in Small-Scale Development

## Panelist Biographies



### PANELIST

Megan Forness

Owner

Hiraeth House and Valvaere  
Collective

Megan Forness is a seasoned entrepreneur and community builder who has spent the past eight years creating spaces that inspire connection, creativity, and growth. She launched her first business, Barre(tend), in 2018, followed by The Hiraeth House (2021), The Harbor House (2022), Valvaere Collective (2024), and her latest venture, She Gathers (2025). Each concept reflects Megan's passion for supporting women in business and reimagining how local entrepreneurship and community can thrive side by side. Her work is rooted in the belief that when women are given space to gather and grow, entire communities are strengthened.

# ULI Western New York's Women's Leadership Initiative and The Buffalo History Museum Present Groundbreakers: Women in Small-Scale Development

## Panelist Biographies



### PANELIST

Tina Núñez  
President and Founder  
Medusa Development

Medusa Development is an Urban Micro-Developer prioritizing preservation, economic empowerment & environmental responsibility in construction.

We strive to create strong communities, well paying jobs, skill-building and educational opportunities - while creating beautiful quality well-designed housing for first time home buyers.

Tina Nunez brings almost 20 years of experience in Home repair, property management, and restoration.

Shaped by a career in public service, and with formal education in Art History, Legal Studies, and Real Estate Development – Tina has created a company that honors the needs of her community, supports women in the workplace, and Preserves Buffalo's Architectural Heritage for Future Generations.