

2025



North Florida

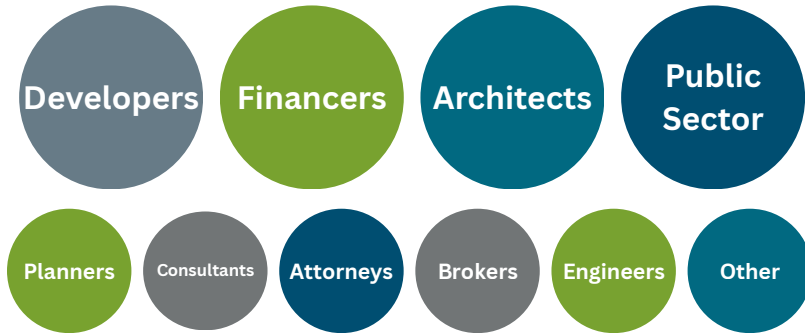
# ANNUAL REPORT

**THE MISSION OF THE URBAN LAND INSTITUTE:**  
Shaping the future of the built environment for  
transformative impact in communities worldwide

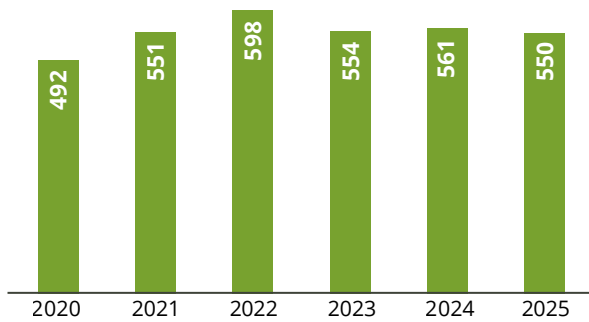
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# ULI NORTH FLORIDA AT A GLANCE

## ULI North Florida Top Disciplines



## ULI North Florida Total Members Since 2020

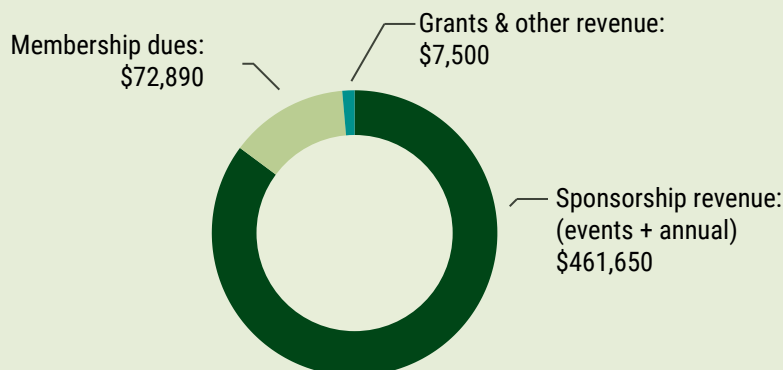


## MEMBER TYPE



## ULI North Florida Financial Resources

Fiscal Year 2025 Revenue: \$20,588



## Member Engagement

**200+** Members on Committees/Councils

**23** Member-Led Committees

- Advisory Board
- Affordable Housing & Revitalization
- Awards for Excellence Committee
- Capital Region
- Center for Leadership
- Clay Shoot Committee
- Coastal Development Forum
- Developer's Roundtable
- Downtown Development Forum
- Florida Product Councils
- Florida Summit
- Gainesville
- Golf Tournament Committee
- Governance Committee
- Inclusive Excellence
- Management Committee
- Membership
- Pickleball Committee
- Programs
- Sponsorship
- Technical Assistance Panels (TAPs)
- UrbanPlan
- Women's Leadership Initiative (WLI)
- Young Leaders Group (YLG)



# MEMBER LEADERS

## GOVERNANCE COMMITTEE

**Sarah Wicker**, Forestar  
**Olivia Frick**, PCL Construction  
**Patrick Krechowski**, Balch & Bingham

**Tarik Bateh**, Bateh Real Estate Advisors  
**Mo Rudolph**, The PARC Group  
**Tom Ingram**, Sodl & Ingram

## 2025 ADVISORY BOARD

**Patrick Johnson**, Regency Centers  
**Paul Bertozzi**, Live Oak Contracting  
**Doug Booher**, First American Title Insurance  
**James Coggin**, The Community Foundation for Northeast Florida  
**Lara Dietrich**, Halff Associates  
**Olivia Frick**, PCL Construction  
**Jake Gordon**, Downtown Vision Inc.  
**Karl Hanson**, Baptist Health  
**Robert Hervey**, UF Health

**Gary Hunter**, Holtzman Vogel  
**Carlton Jones**, The Renaissance Group  
**Steve Kelley**, Downtown Investment Authority  
**Patrick Krechowski**, Balch & Bingham  
**Brad Lacour**, Trident Partners  
**Hugh Mathews**, England, Thims & Miller  
**Michael McGowan**, Chase Properties  
**William Messer**, Watson Commercial Realty  
**Shannon Nazworth**, Ability Housing

**Don Patterson**, REVA Development Corporation  
**Laura Phillips Edgcombe**, Downtown Vision Inc.  
**Peter Rummell**, Rummell Company  
**Carrie Smith**, Franklin Street  
**Trip Stanly**, Blackwater Capital, LLC  
**Jenny Urcan**, BGE, Inc.  
**Aundra Wallace**, JAXUSA Partnership  
**Sarah Wicker**, Forestar  
**Alan Wilson**, The Haskell Company

## MANAGEMENT COMMITTEE

### NORTH FLORIDA DISTRICT COUNCIL CHAIR

**Sarah Wicker**  
Forestar

### CHAIR FOR MISSION ADVANCEMENT

**Brian Crooke**  
Southstate Bank

### TREASURER

**David Paulk**  
Jacksonville Jaguars

### AFFORDABLE HOUSING COMMITTEE CHAIRS

**Bill Byers**  
Almond Engineering

**Mike Labinsky**  
Smith McKee Construction

### CENTER FOR LEADERSHIP CHAIRS

**Patrick Krechowski**  
Balch & Bingham

**Angela Coker**  
Regency Centers

**Patrick Pierce**  
SES Environmental Resource Solutions

### DEVELOPER'S ROUNDTABLE CHAIRS

**Josh Edwards**  
CP Group

**Leed Silverfield**  
Silverfield Development Company

### DIVERSITY, EQUITY & INCLUSION CHAIRS

**Travis Williams**  
LIFT JAX

**Roquelle Bradford**  
Coleman Talley

### WOMEN'S LEADERSHIP INITIATIVE CHAIR

**Monica Bates**  
Live Oak Contracting

### MEMBERSHIP COMMITTEE CHAIRS

**Natalie DeYoung**  
Wingard

**Jamie Brooks**  
NV5

### PROGRAMS COMMITTEE CHAIRS

**Nicole Renner**  
Gateway Jax

**Mike Hicks**  
Beson4

### SPONSORSHIP COMMITTEE CHAIR

**Buck Smoak**  
Auld & White Constructors

### TECHNICAL ASSISTANCE PANELS CHAIR

**Buck Smoak**  
Auld & White Constructors

### URBANPLAN CHAIRS

**Kathryn McKie**  
Regency Centers

**Rick Foster**  
The PARC Group

**Jeff Grover**  
Regency Centers

### YOUNG LEADERS GROUP CHAIRS

**Tyler Drucker**  
RISE

**Cory Donoher**  
APTIM

**John Lindros**  
Proper Commercial Real Estate

### CLAY SHOOT CHAIR

**Mike Hicks**  
Beson4

### GOLF TOURNAMENT COMMITTEE CHAIR

**Anita Prewitt**  
Brogdon Builders

### AWARDS FOR EXCELLENCE COMMITTEE CHAIRS

**Maxine McBride**  
Clockwork Marketing Services

**Sarah King**  
Prosser | PRIME

### PICKLEBALL COMMITTEE CHAIR

**Ryan Rafferty**  
Advanced Drainage Systems

## ULI NORTH FLORIDA SATELLITES

### GAINESVILLE CHAIRS

**Sarah Roick**  
Ajax Building Company

**Mary Sarmiento**  
Weyerhaeuser

### CAPITAL REGION BOARD

**David Weiss**, Ausley McMullen, *Chair*  
**Jeremy Floyd**, FSU, *Membership Chair*  
**Charlie Johnson**, Kimley Horn, *Programs Chair*  
**Scott Brockmeier**, Leon County DSEM  
**William Butler**, Real Estate InSync  
**Autumn Calder**, Blueprint  
**Julie Christesen**, ES Green & Co, LLC  
**Richard Darabi**, Moore Bass Consulting, Inc.  
**Sue Dick**, Tallahassee Chamber of Commerce  
**Joe Earp**, Affordable Housing Consulting, LLC  
**Jason Ghazvini**, Premier Homes  
**Chris Kuhn**, Kilinski | Van Wyk  
**Ashley Leggett**, Capital City Bank  
**Rodney Lewis**, Architects Lewis + Whitlock  
**Chris Marino**, Florida SBA  
**John McNeill**, NAI TALCOR  
**Stewart Proctor**, Ciminelli Real Estate Services  
**John Reddick**, City of Tallahassee  
**Erin Tilton**, Stearns Weaver Miller  
**Robert Volpe**, Holtzman Vogel  
**Barry Wilcox**, Stearns Weaver Miller

# EVENTS & PROGRAMS

28 events

2,158 attendees

63 speakers

## Trends in Real Estate



Jacksonville held sessions on affordable housing, historic redevelopment, retail, and sports & entertainment. Tallahassee highlighted hurricane resilience with a local panel.

## Moving Dirt



A fast-paced overview of the major projects shaping Gainesville, with local experts delivering rapid updates on new developments and key community investments across the region.

## Downtown Development Forum



This inaugural event featured 18 speakers, including mayors from across the country and delivered high-impact insights on development, trends in real estate, and the future of Downtown Jacksonville to 250 attendees.

## Beyond the Game



The Women's Leadership Initiative hosted Beyond the Game, featuring top industry leaders discussing the growing impact of women's sports and their role in strengthening communities and economic development.

## Pickleball Tournament



The inaugural Pickleball Tournament brought members together for friendly competition and networking, raising funds for ULI programs and concluding with a Fall Social at The Yards.

## Capital Region CEO Series



Tallahassee featured Ash Williams, J.P. Morgan Asset Management, offering insights on trends, market dynamics, and leadership in conversation with Beth Corum, Capital City Bank.

## 5<sup>TH</sup> ANNUAL CHARITY GOLF TOURNAMENT

ULI North Florida's 5th Annual Golf Tournament brought over 100 golfers together for a fun day on the course at Queen's Harbor Yacht & Country Club. Participants enjoyed a lively atmosphere on the course thanks to the hard work of the Golf Tournament committee, chaired by Anita Prewitt.

Thanks to tremendous sponsorship and participation, the event raised \$31,000, making it one of our largest annual fundraisers. The proceeds directly support the district council's programs, initiatives, and member-focused events throughout the year.



# IMPACTING FUTURE LEADERS

## YOUNG LEADERS GROUP MENTOR PROGRAM

From April through October, the Mentor Program supported 11 mentor-mentee pairings, creating opportunities for young professionals to gain guidance from seasoned industry leaders. Participants engaged in career-focused conversations and exchanged professional insights, strengthening connections across the region's real estate community.



## CENTER FOR LEADERSHIP

The Center for Leadership welcomed a class of 25 professionals for its eight-month program, providing hands-on learning across North Florida's land use and real estate sectors. Through monthly sessions featuring site tours, case studies, and conversations with industry leaders, participants deepened their understanding of regional issues spanning capital markets, public policy, planning, and development. The program runs through May 2026.



## URBANPLAN

UrbanPlan is a project-based learning curriculum for high schools and universities that brings together disciplines such as economics, city government, real estate and urban planning. UrbanPlan engages students to consider the myriad of complex decisions that shape our built environment.

We are proud to partner with Bishop Kenny High School, The Bolles School, Episcopal High School, Maclay School, Florida State University, and Florida A&M University.

## Congratulations to our 2025 Members of the Year



Natalie DeYoung, Wingard



Mike Hicks, Beson4

211+

UrbanPlan Volunteers

100+

High school students

50+

University students

## FY26-28 GOALS

We completed our Strategic Plan in 2025, and the goals outlined here represent our priorities and focus for the next three years as we continue advancing ULI's mission across North Florida.

**Objective #1:** Membership Engagement

**Objective #2:** Achieve Sustainable Financial Growth

**Objective #3:** Empower Members Through Education and Industry-Relevant Content

# THANK YOU TO OUR ANNUAL SPONSORS

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Centers.

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Creating  
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ENGLAND-THIMS & MILLER

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A REAL ESTATE COMPANY

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HOLDINGS**

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GAI Consultants  
Holland & Knight  
Holtzman Vogel  
JWB Real Estate

Kimley-Horn  
Register Roofing  
Silverfield Group  
Sodl & Ingram  
Vallencourt Construction  
VanTrust Real Estate

# THANK YOU TO OUR EVENT SPONSORS

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Aerostar  
Affordable Housing Consulting  
Ajax Building Company  
APTIM  
Architects: Lewis + Whitlock  
ARCO Design/Build  
AtkinsRéalis  
Auld & White Constructors  
Ausley McMullen  
Avant Construction Group  
Balch & Bingham  
BDG Architects  
Beson4  
Blueprint Intergovernmental Agency  
Breaking Ground Contracting  
Brogdon Builders  
Capital City Bank  
Capital Concrete  
Carlton Construction  
CBRE  
Cerris Builders  
Chase Properties  
Ciminelli Real Estate  
City of Tallahassee  
Clay County Port  
Coleman Talley  
CoStar  
Cross Regions Real Estate  
CSI Geo  
DEG Planners and Engineers  
DLP Capital  
Downtown Investment Authority  
Driver, McAfee, Hawthorne & Diebenow  
Earthcore  
ECS: Engineering Consulting Services  
ELM | Ervin Lovett Miller  
England-Thims & Miller  
ES Green & Company  
Fairwinds  
Ferris Builders  
Florida State University  
Forestar  
FSU Real Estate Center  
Gateway Jax  
Greater Tallahassee Chamber of Commerce  
GreenPointe Holdings  
Gregory John Burke | ARCHITECT  
Group 4 Design  
Halff Associates  
Haskell  
Holtzman Vogel  
Housing Design Matters  
Innovative Construction Group  
IQ Fiber  
J.B. Coxwell Contracting  
Jacksonville Jaguars  
James Moore & Co  
JAXUSA Partnership  
JWB Real Estate  
Kelley A. Bergstrom Center for Real Estate Studies  
Kimley-Horn  
Ladson Construction  
Lay Construction  
Lewis, Longman & Walker  
Live Oak Contracting  
Mad Dog Construction  
Marand Builders  
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Poulos & Bennett  
Proper Commercial Real Estate  
Rally Construction Group  
Real Estate InSync  
Regency Centers  
Renasant Bank  
RISE  
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Rupert Landscape  
SAX LLP  
Scherer Construction  
SES Environmental Resource Solutions LLC  
Sessions Development  
Smith McKee Construction  
Smith Trucking Company  
Stearns Weaver Miller  
Suddath Moving & Storage  
Superior Fence & Rail  
TECO Gas  
Terracon  
TLG Real Estate  
Toll Brothers  
Vallencourt Construction  
Visit Jacksonville  
VyStar Credit Union  
Walk Thru Plans  
Wingard  
WSB

**ULI North Florida is grateful for the generous support of our Annual and Event Sponsors.**  
Your continued support demonstrates a strong commitment to industry leadership, best practices, and strengthening the communities across our region.



**Interested in Getting Involved?**

**Join Us in Shaping North Florida**

Together, we shape the future of North Florida.  
Become part of a community that drives responsible land use, catalyzes development, and strengthens our region.

**Join, sponsor, or volunteer at [northflorida.uli.org](http://northflorida.uli.org)**