

Bios and Contact Info

Al Savay, AICP, is the Community and Economic Development Director with the City of San Carlos overseeing the Planning, Economic Development, Housing and Building Divisions and the BAPDA Chair. Prior to San Carlos, Al worked for the City of Mountain View as the City's Zoning Administrator. He was the chief author of the Mountain View Rowhouse Guidelines and in charge of the Mountain View Downtown Precise Plan Update utilizing an innovative collaborative, community engagement process. Prior to the City of Mountain View, he managed current and advanced city planning with the Daly City Economic and Community Development Department. Al graduated from California Polytechnic State University with a B.S. in City and Regional Planning.

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Dr. Miriam Chion is ABAG's Planning and Research Director. She joined ABAG in 2009 as the Principal Planner. Miriam has been a leader in the development of the Sustainable Communities Strategy, working closely with ABAG's planning and research staff, and consultants on ABAG's economic and planning forecasts. She has demonstrated special skills in managing staff, communicating with elected officials, and maintaining ABAG's role with other agencies in this complex inter-governmental process.

Prior to joining ABAG, Miriam was an Assistant Professor of Community Development and Planning at Clark University. She has an expertise in community and regional development, strengthened by her research work in the United States and Latin America, comparing dissimilar communities that share similar challenges, and by her professional work as senior planning manager for the San Francisco Planning Department. In this role, Miriam was in charge of community planning, land use analysis, and economic policies, with oversight of municipal planners involved zoning controls, land use legislation, social-economic analysis and GIS.

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Aaron Aknin, AICP, is the Assistant City Manager and Community Development Director of the City of Redwood City. In this capacity, he oversees planning, housing, engineering, transportation, building and economic development. Prior to Redwood City, Aaron worked for the City of Palo Alto and the City of San Bruno. He has a Bachelor's Degree in Urban Studies from San Francisco State University and a Master's Degree in Public Policy from California State University at Northridge. Aaron is a Bay Area native, and lives in San Carlos with his wife and two kids.

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Scott Duiven received his undergraduate degree in biology from the University of Colorado at Boulder in 1994. After working for environmental nonprofits in San Francisco, including the Center for Marine Conservation and the Resource Renewal Institute, Scott returned to school to pursue a Master degree in City and Regional Planning from Cal Poly San Luis Obispo. Upon graduation from Cal Poly in 2001, Scott was hired full time by the City of Petaluma to develop its current General Plan. In addition to the General Plan update, Scott has been involved in numerous long-range planning efforts including the Petaluma Bicycle and Pedestrian Plan, multiple Housing Element updates, the City's Economic Development Plan, the City's Climate Action Plan, and the Petaluma SMART Rail Station Areas: TOD Master Plan which received the California Chapter of the American Planning Association's Comprehensive Planning – Small Jurisdiction Award of Merit in 2014.

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With a career in urban planning spanning 30 years, **Rosalynn Hughey** has developed expertise in land use and strategic planning, neighborhood revitalization, policy development and community engagement. Rosalynn has a passion for working with a variety of partners—helping people collaborate—to create vibrant places that offer a range of amenities and services for residents of all income levels. Appointed in December 2014, Rosalynn serves as the Assistant Director of the City of San José Department of Planning, Building and Code Enforcement. She is responsible for managing the day-to-day operations of the department and providing professional leadership for the broad range of planning and development services, including stewarding Envision San Jose 2040—the City’s General Plan for a more urban future—implementing process improvements and integrating a new permitting system. Prior to joining the City of San José, Rosalynn served for over 14 years in the Washington, D.C. Office of Planning. As Deputy Director, she managed over 20 small area plans and had oversight responsibility for citywide economic development and transportation studies and projects. Rosalynn also worked for ten years in the Office of the County Executive in Prince George’s County, Maryland, developing and managing the county’s community revitalization program. Rosalynn is a member of the American Planning Association, Urban Land Institute, and is a Senior Fellow of the American Leadership Forum.

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Kwame Reed is a Senior Analyst for the City of Brentwood where he currently is focused on the city’s economic development endeavors. His career spans more than 20 years, where he has had the opportunity to work for the cities of Brentwood and Oakley, the San Joaquin Regional Rail Commission/ACE Train, the San Joaquin Council of Governments, and AC Transit. Throughout the years, Kwame has worked on transit studies, transportation funding and procurement, building renovations including a library and a rail depot, general and specific plans, current planning, affordable housing, redevelopment, a streetscape revitalization project, ballot measures for fire funding, numerous city policies, and economic development. Born and raised between the cities of Berkeley and Richmond, Kwame is all East Bay. Leaving the area only to get his degree in City and Regional Planning from Cal Poly San Luis Obispo where he met his wife of 20 years. They have three wonderful and very active children and have been residents of eastern Contra Costa County for over 20 years.

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Dr. **Cynthia Kroll** became ABAG’s Chief Economist and Principal Research Analyst in July 2013. At ABAG, Cynthia oversees economic analysis, directs research activity, oversees Projections methodology, and supervises a team of research professionals. Cynthia's emphasis is on understanding how economic forces, demographic changes and cultural characteristic affect housing markets and other real estate markets.

Prior to joining ABAG, Cynthia served as the University of California Berkeley's Executive Director for Staff Research and as a Senior Regional Economist for the Fisher Center for Real Estate and Urban Economics.

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Christine Firstenberg specializes in shopping center development/redevelopment, urban retail revitalization, tenant representation, and leasing neighborhood and community centers. Her area of expertise is representing national, anchor retail chains in the San Francisco Bay Area. Christine has 29 years of experience in the greater San Francisco and Northern California retail real estate industry, and is a Senior Vice President with JLL. Prior to that, she founded Metrovation Brokerage, which she formed in 2002 with ICSC retail legend Merritt Sher, and led for 13 years. Prior to that, she spent nine years at San Francisco-based Terranomics Retail Services and six years at McMasters and Westland/TRI in Walnut Creek. Over the last two decades, Christine has been very active in sales and leasing in the retail real estate industry. In her career she has sold over 3.2 million square feet of retail product either to tenants or developers/investors.

Christine has consulted to cities, serving for two years as the Retail Consultant for the Office of Economic Development in the City of San Jose, two additional years as Retail Consultant for the Redevelopment Agency of San Jose. Other city involvement include Oakland, Brentwood, Fairfield, Hercules, Concord, Richmond, El Cerrito, and the County of Alameda.

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Michael Ghielmetti is the founder and President of Signature Development Group, a private real estate development company based in Oakland that specializes in residential and mixed-use projects in Northern California. He oversees all aspects of the developments from acquisition to build-out. Mike has developed and invested in over 40 residential, commercial, and mixed-use real estate projects valued at over \$2.0 billion.

Michael served on the Board of Directors of the Building Industry Association of the Bay Area, including the position of Chairman. In 2016, he served as the Co-Chair of the Pacific Coast Builders Conference and is currently a Director of the California Building Industry Association. Mike also served as Co-Chair of the Jobs and Housing Coalition, an Oakland based non-profit business advocacy group that he co-founded. Since 2010, he has also been on the Board of Directors of the Bay Area Council, the regional business group for the San Francisco Bay Area. From 2013-2015, he served as Governor Browns appointee to the Board of Directors of the California-China Office of Trade and Investment.

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As a developer, consultant, and an experienced corporate real estate executive, **David Greensfelder** has driven more than 325 projects spanning 6.3 million square feet with an aggregate acquisition and construction value exceeding \$700 million. Greensfelder Commercial Real Estate develops retail and mixed-use projects, provides inception to completion fee-based project management services, and consults on market strategy, economics, and land use for institutional and private clients across the U.S., and on retail real estate for financial institutions. Prior to forming his own firm, David was Director/VP and Principal of LandMark/NewMark's Northern California office, and managed relationships with Fortune 25 companies.

David graduated from Pitzer College (Claremont Colleges) with a degree in Business Economics. David has spoken at national and regional conferences, and lectures at UC Berkeley's Fisher Center for Real Estate and Urban Economics, and Haas Graduate School of Business. He serves on Bay Area-based Satellite Affordable Housing Associates' Board of Directors and as past Chair of its Housing Development Committee, and is a founding member of the Oakland Retail Advisory Group. David is an active member of the ULI and ICSC's national Alliance Program advisory board where he has also served in various officer roles since the 1990's.

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Jason Moody has over 20 years of experience consulting on the economic dimensions of land use and transportation planning. His work is focused on projects, programs and policies where there is a clear nexus between public and private interests and where consideration of economic impacts and feasibility are critical to achieving successful outcomes. As a Managing Principal at Economic & Planning Systems, Jason has led the firm's practice in the area of economic revitalization, focusing on individual projects as well as larger planning areas (e.g., neighborhoods, corridors, cities), usually working as part of a multi-disciplinary team to fashion viable land use programs and policies that account for the need to finance public infrastructure, amenities, and on-going government services. He has also developed unique qualifications evaluating the range of economic and fiscal effects of major public and/or private investments, programs, and services.

Prior to joining EPS, Jason worked as a journalist in Washington, D.C. covering national legislative issues as well as an analyst for the Port Authority of New York/New Jersey and later for the San Francisco Budget Office. He received a Master in Public Policy (MPP) degree from the University of California's Goldman School in 1995 and BA in economics from UC Santa Cruz in 1988.

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