



Biographies

Dawn Rowe, Chair of the County Board of Supervisors

Welcome



A Southern California native, San Bernardino County Third District Supervisor Dawn Rowe was appointed to the Board of Supervisors in December of 2018. In March of 2020, Dawn was overwhelmingly re-elected by her Third District constituents and began her first four-year term on the Board of Supervisors in December 2020. In January 2023, she was unanimously selected by her colleagues to serve as Chair of the Board for a two-year term. As a County Supervisor, Dawn is focused on making San Bernardino County a business-friendly environment, improving infrastructure, and strengthening public safety. She is also an off-road enthusiast and is very active in promoting recreation on our public lands.

Prior to joining the Board of Supervisors, Dawn served on the Yucca Valley Town Council from 2010 to 2014. Dawn is the proud mother of two children, Blake, a graduate of Seton Hall University and Caitlin who recently graduated from the University of Southern California.

Debra Jones, Mayor, City of Victorville

Master of Ceremonies



Drawing from her breadth of experience ranging from executive management to volunteerism to public office, Victorville Mayor Debra Jones makes decisions responsive to the unique needs of her community, embracing fully Helen Keller's legendary adage: "Alone we can do so little; together we can do so much." Debra began her professional career in 1978 in the precious metals and commodities investment industries in Newport Beach, California. In the 1990s, she and her husband owned and operated a custom cabinet business. During that time, she also wrote professionally for several philanthropic organizations and volunteered much of her time to help the vulnerable. Debra's move to Victorville in 2003 was met with new opportunities to serve. Notably, she co-founded the Adelanto Elementary School District's first Special Education Parent Advisory Committee—the

very district in which she would later serve two terms as a Governing Board Member. Now in her thirteenth year in public office, Debra is well-regarded among local leaders for her insight into good governance, her command of parliamentary procedures, and her flair for facilitating productive meetings. Debra and her husband, Gene, have been married 40 years and attend church locally. They have six grown children.



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Measure I Update

Otis Greer, Director of Legislative and Public Affairs, SBCTA



Otis Greer currently serves as the Director of Legislative and Public Affairs for the San Bernardino County Transportation Authority (SBCTA) managing the agency's legislative and public affairs, community relations, outreach, and media relations programs. His team is responsible for advocating the agency's priorities established by the SBCTA Board with state and federal policy makers. Prior to joining SBCTA, Otis worked for the County of San Bernardino in the Legislative and Governmental Affairs Department. In that capacity he worked with a team to build strong interactive relationships with appropriate local, state, and federal delegations, caucuses, associations, joint powers authorities, as well as public and private sector stakeholders. Before moving to the County, Otis spent 13 years at the Auto Club Speedway as the Director of Community Affairs. In that capacity he directed the Speedway's community outreach programs, including its relationships with community organizations, local businesses and officials at the local, state and federal levels. Otis spent the first 10 years of his career working in the Postsecondary enrollment management field as an admissions representative for the University of California and California State University education systems. Otis is a graduate of UCR with a BA in Sociology, an MA in Social Sciences from CSU San Bernardino. Otis has been married to his college sweetheart for 31 years and is a very proud dad of his two adult sons.

Andrea Zureick, Director of Fund Administration, SBCTA



Andrea Zureick is the Director of Fund Administration for the San Bernardino County Transportation Authority (SBCTA) and is responsible for managing the allocation and efficient use of federal, state, and local funds that come to San Bernardino County for transportation. She began her career as a Staff Engineer for Environmental Resources Management in New Orleans and in 1999 relocated to Southern California to begin a career with SBCTA as a Transportation Specialist, eventually working her way up to the Chief of Programming. Demonstrating her flexibility and commitment to the Inland Empire, Andrea spent several years with the Riverside County Transportation Commission before transitioning back to SBCTA as the Director of Fund Administration in 2012.

Andrea, a native Texan, is a graduate of Texas A&M University with a degree in Civil Engineering. She lives in San Bernardino with her husband and two daughters and is proud to have a son about to graduate from college in Manchester, UK.



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All About Housing Trusts: Successes, Challenges, and Best Practices

Moderator: Charles M. Duggan, Jr., City Manager, City of Redlands



Charles M. Duggan, Jr. was appointed City Manager by the Redlands City Council and began work on January 13, 2020. Duggan holds a Bachelor of Science in Applied Physics and a Master of Business Administration, both from Auburn University, and has completed additional doctoral coursework in Public Administration and Public Policy. His public service career began with the City of Auburn, Alabama in the Parks and Recreation Department in 1989 (fulltime in 1991), where he ultimately served as Director of Special Programs before transferring to the Information Technology Department in 1998.

As a member of the IT staff, Duggan served as Network Administrator, Assistant Director, and then Deputy Director for five years before joining the Office of the City Manager as Assistant City Manager in August 2005.

During his tenure in Auburn as City Manager from 2006 to 2017, over 3700 new jobs were announced with 14 new companies locating in Auburn and 52 companies expanding. Duggan has overseen construction of Auburn Technology Park West, a new 400+ acre technology park dedicated to industrial recruitment; the completion of infrastructure and Phase I of the Auburn Research Park, a joint-initiative between the City of Auburn, Auburn University, and the State of Alabama; the construction of a new, state-of-the-art joint tennis facility shared with Auburn University; a 10,000+ square foot expansion of the Auburn Public Library; and the complete renovation of Toomer's Corner.

City Manager Duggan's beginning tenure (first seven months) in Redlands involved challenging times which included the global pandemic, budget shortfalls, staff layoffs, civil rights protests, a 300,000 square foot warehouse fire, a small airplane crash in mountainous terrain and a major wildfire. Now, having completed year three, Duggan has secured a new complex for city hall, property for the new police headquarters and is in the process of beginning design on three new fire stations.

Duggan has spoken at the Microsoft Technet conference, the ICMA annual conference, ICMA joint Alabama Georgia conference, the Government Management Information Sciences Alabama and International conferences. He is an alumnus of the Air Force National Security Forum, executive leadership programs at the University of Virginia and Harvard University, and has spoken before the U.S. Security and Exchange Commission regarding municipal finance concerns.



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Linda Braunschweiger, Chief Executive Officer Housing Trust Fund Ventura County



Ms. Braunschweiger has spent over thirty five years in finance, affordable housing development, non-profit management, and business. She spent many years in public affairs and lobbying at the federal, state and local levels. Early in her career, Ms. Braunschweiger worked in Washington D.C. for the White House and U.S. Senate. Then after years in the corporate environment, Ms. Braunschweiger launched Braunschweiger & Associates (B&A) in 1999 assisting clients with affordable housing policy strategies and financing, strategic planning, and nonprofit management.

In 2008, Ms. Braunschweiger was selected as the founding contract CEO, becoming a full time employee in 2017, of the Housing Trust Fund Ventura County. In her role as CEO, she helped orchestrate the formation of HTFVC, raised over \$30 M in public, private and charitable funds, and produced \$26M in short term loans of which the majority have been repaid, producing 1120 new workforce affordable housing units. She manages and guides a nineteen member board of directors and is the primary visionary for the strategic direction of the Housing Trust Fund. Under her leadership, HTFVC became a certified Community Development Financial Institution (CDFI) at the Federal and State level.

Ms. Braunschweiger spearheaded in 2020 the creation of the Housing Land Trust Ventura County, a supporting nonprofit of HTFVC. The Land Trust's mission is to preserve donated land for the development of affordable housing in perpetuity.

In 2021, Ms. Braunschweiger became President of the Board of Good Samaritan House's 17 Senior Properties across the United States. She provides consulting services to the sponsor, California Commercial Investment Corporation, for each of the 17 Boards as they transition to PRAC HUD properties.

In 2021 and 2022, Ms. Braunschweiger was selected as one of the Pacific Coast Business Times "Top 50 Women in Business" from San Luis Obispo, Santa Barbara, and Ventura Counties. In 2022, she received the Rodney E. Fernandez Excellence in Visionary Leadership Award from the Ventura County Community Development Corporation. In 2021, she was bestowed the title of Doña from the Pleasant Valley Historical Society for her over twenty years of volunteer service to the Conejo Valley. Ms. Braunschweiger has a BA in Speech Communications and Industrial Psychology and an MBA with a focus in Public Policy.



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Adam Eliason, Affordable Housing Finance Trust



Mr. Eliason has been involved in the field of affordable housing for over 24 years. His background and education include both private and public sector work in the fields of architecture, real estate development, and public administration.

His early consulting work involved an innovative foreclosure program to turn blighted properties in communities into renovated homes for first-time homebuyers.

Mr. Eliason's work over the years includes: the formation and management of the Irvine Community Land Trust, the acquisition, design, and project management of the Costa Mesa Homeless Shelter, a Planning Commissioner for the City of Chino Hills for 17 years, manager of the Orange County Housing Finance Trust, and most recently, his firm was hired by the Gateway Cities Council of Governments to help them form a new regional housing trust. On February 14, 2023 the new Gateway Cities Affordable Housing Trust was created.

Caitlin Sims, Manager of Local Programs, San Gabriel Valley Council of Governments



Caitlin Sims is the Manager of Local Programs at the San Gabriel Valley Council of Governments (SGVCOG). In this role, she manages the agency's programs related to homelessness and housing planning. She provided support to establish the San Gabriel Valley Regional Housing Trust (SGVRHT) in 2020 and continues to provide support to that agency, especially to facilitate collaboration and coordinate the SGVCOG's and the SGVRHT's programs. She has worked in local government for more than 10 years, previously working for the City of Beverly Hills and the Southern California Association of Governments (SCAG). She holds a Masters of Planning from the University of Southern California and a BA in Sociology and Urban Studies from Northwestern University.



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IEHP: A Vibrant Inland Empire

Moderator: Dora Barilla, DrPH, President and Co-Founder, HC2 Strategies



Dora is the former VP for Community Health Investment at Providence and the founder and chair for a not-for-profit organization, Partners for Better Health, promoting health initiatives in communities. Dora has spent the last two decades putting health care plans in place that are strategic, effective, and yes, downright creative. Dora understands that a proactive health policy requires innovative thinking and action, and nothing less will do. As co-founder of HC2 Strategies, Dora has been a key thought leader and proven innovator who has spearheaded (or “created and driven”) strategic plans for known health systems and communities. Looking at needs assessment, implementation, strategy, advisement, coalition building, systems and

policy changes – the many spokes in today’s health care wheel - Dora drives the meaningful change we need in our ever-changing health care environment. She lives in Southern California with her husband Tom and has two grown daughters.

Panelists:

Jarrold McNaughton, MBA, FACHE, CEO, IEHP



Jarrold brings a person-focused philosophy to leadership and life. He works collaboratively with the IEHP Governing Board to set the strategic vision and provide executive leadership for one of the 10 largest Medicaid health plans and the largest not-for-profit Medicare-Medicaid Plans in the U.S. He cultivates IEHP’s strong partnership with providers, hospitals and hundreds of community partners to deliver quality whole-person care to more than 1.6 million members. Jarrold currently serves as the 2023 Board Chair for Local Health Plans of California and chair of Manifest MedEx, the largest Health Information Exchange in California.

In recognition of Jarrold’s distinguished career and leadership in the health care field and the community, University of La Verne awarded him the honorary Doctor of Humane Letters degree in 2021. In 2022, he received the Ann and Steve Morgan Leopard of the Year award, the university’s most prestigious alumnus recognition. Additionally, Jarrold is an accomplished musician, with two albums. He is also a private pilot.



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Cesar Armendariz, Senior Director of Community Health, IEHP



Cesar has oversight of the Independent Living and Diversity Services, and Community Partnership teams, as well as the three existing Community Resource Centers, with three more in development. His innovative programs and community partnerships address Social Determinants of Health - such as food insecurity, housing, and other socio-economic concerns - throughout the Inland Empire. The programs leverage existing and new partnerships to improve health outcomes and enhance the lives of IEHP members and the community-at-large. Concurrently, Cesar also serves on the boards of various community organizations such as Community Action Partnership of San Bernardino County. He is also a founding board member of End Homelessness California, which operates

Shower of Hope, California's largest mobile shower provider for the homeless, and Hope Housing for Students, serving the housing needs of homeless college students.

Cesar is a Southern California native, lives in the IE and is an alumnus of the University of Southern California ('94 & '12), where he is also an adjunct professor at the USC Marshall School of Business. He is bilingual (Spanish), bicultural (Latin American protocol), and enjoys spending his free time traveling with his two adult children, Zaira and Aramis.

Michelle Decker, President and CEO, Inland Empire Community Foundation



Michelle has held leadership positions in community-based nonprofits for over 27 years, with a focus on community economic development, community development, and sustainability. She also specialized in building or re-building nonprofit organizations at the local level in both urban and rural communities. All of these efforts have meant developing deep experience in partnerships and collaborations – with other nonprofits, local, state, and federal governments, and private businesses. Prior to joining the Foundation, Michelle was the CEO of Rural Action, a membership-based community development corporation in Appalachian, Ohio, working to build a more just economy through leadership development, social enterprises and environmental restoration.

Today her work is focused on expanding the power of philanthropy across the Inland Empire's 27,000 square miles and extremely diverse geographies and populations. IECF was California's ACBO for Region 7 during the 2020 Census, recently hired a Director of Policy and Governmental Affairs, and is establishing the backbone function for the Inland Economic Growth and Opportunity strategy. Michelle lives with her husband Zach, also a community development professional, and their two children in Riverside.



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Josh Dugas, MBA, REHS, Director of Public Health, County of San Bernardino



Josh Dugas has worked for the San Bernardino County Department of Public Health for over 21 years. He began his career as a Registered Environmental Health Specialist with the San Bernardino County, Division of Environmental Health Services. He worked his way up to the Chief of Environmental Health before transitioning to the role of Public Health Chief Financial Officer.

After spending some time as this Assistant Director Josh became the Director of Public Health in August of 2021.

Josh received his bachelor's degree in Biology from California State University San Bernardino and a Master's in Business Administration with a concentration in Finance from the University of Redlands.



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Equity in County of San Bernardino Fire Department and Sheriff's Department



Moderator: Diana Alexander, Assistant Executive Officer to the CEO for the County of San Bernardino

Diana is responsible for multiple county departments consisting of 1000s of employees. Her staff utilizes a budget of over a billion dollars to provide vital services to residents countywide. Diana also oversees the Equity work that the county committed to as part of the Board of Supervisor's resolution declaring that racism is a public health crisis. In addition, she serves as facilitator for the Countywide Vision Leadership Team and partners with various community stakeholders in launching initiatives to make the vision a reality.

Diana has 30 years of service with the County and over that time she promoted up from an entry-level position to her current role. During her county career she has been responsible for countywide employee training & development, strategic planning, self-sufficiency, early childhood education, museums, libraries, parks, airports, elections, agriculture, economic and workforce development, public works, real estate, purchasing, code enforcement, behavioral health, child welfare, Veteran services, county fleet, services for senior citizens, community development & housing, and homelessness programs.

Diana has received numerous awards and accolades including the Public Service Award for Excellence, the American Society for Public Administration Rising Young Administrator, the 2020 County Women's Network "Extraordinary Woman," and San Bernardino County Association of African American Employees "County Trailblazer" awards. She also received a resolution from the San Bernardino County Board of Supervisors for her work in partnering with California State University San Bernardino in establishing a Master's in Public Administration Cohort for county employees.

Diana has an associate degree in Liberal Arts from San Bernardino Valley College, and a bachelor's and master's degree in Public Administrative, both from CSUSB, where she has taught as a Public Administration graduate school adjunct professor. She is the proud parent of four children, two daughters-in-law, one son-in-law, and 5 grandchildren.



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Dan Munsey, Fire Chief for the County of San Bernardino



Fire Chief Dan Munsey (EFO, CFO, MPA) has been active in the fire service for over 27 years, rising through the ranks of the County of San Bernardino Fire Protection District from firefighter-paramedic to fire chief.

On a national level, Chief Munsey has been actively leading public safety conversations of diversity, equity, and inclusions including sessions at the National Fire Academy and the National Fire Protection Agency. In our County, Chief Munsey chairs the San Bernardino County Public Safety Vision Equity element composed of fire, law and community leaders.

Sam Fisk, Assistant Sheriff for the County of San Bernardino



Sam Fisk is the Assistant Sheriff of the San Bernardino County Sheriff's Department. He has been employed with the Sheriff's Department for 29 years. In that time, he has been assigned to the Corrections, Patrol, Training, Specialized Investigations, and the office of the Sheriff. He is a lifetime resident of San Bernardino County and grew up in Colton. He currently lives with his wife in Yucaipa.



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Deciphering the New Title 24 Green Building Codes: The Good, The Bad, and The Reality.

Moderator: Scott Ochoa, City Manager, City of Ontario



Scott Ochoa has served as Ontario City Manager since October 2017. He began his career in local government in 1993. He served as City Manager in Monrovia and Glendale, holds a BA in Government from Claremont McKenna College, and an MPA from the University of Southern California. In coming to Ontario, Scott utilizes his range of skills, abilities and experiences to continue the community's forward progress toward achieving the vision and goals established by the Mayor and City Council. Balancing business needs with residents' high standards and expectations, Scott seeks to maximize the effectiveness of an expert and high-performing City staff. In doing so, he believes that Ontario will preserve its standing as the leader of the Inland Empire and continue to be recognized as one of the best municipalities in the State.

Panelists

Nancy Barba, Director, Frontier Energy



Nancy Barba, a Los Angeles native, is committed to an equitable and inclusive sustainable energy future. At Frontier Energy, she leads a team supporting regional energy networks, community choice aggregators, and utilities in achieving their energy efficiency goals through energy efficiency program design, implementation, regulatory support and strategic funding consulting. She works closely with counties, councils of government, and state agencies on energy efficiency and decarbonization. She oversees marketing, outreach, education and training to homeowners and contractors in the sectors of residential, commercial, codes and standards, and workforce training. In her spare time, she serves as the Chair of the City of Culver City Planning Commission.

Angela Vaszily, Program Manager, The Energy Coalition (TEC)



Angela Vaszily, Program Manager, supports funding and financing for the I-REN Programs to support project delivery for a portfolio of energy efficiency projects. Angela has over six years of experience in project and program management implementing energy projects for public agencies, where she supported local government agencies in Southern California with energy efficiency resources. She has experience in program design, project management, benchmarking, green building practices, and data analysis, and holds a Master of Science in Environmental Studies from Cal State Fullerton and a Bachelor of Arts in Communications from Michigan State University.



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Jarrold Manuel, Facilities Supervisor, City of Chino Hills



Jarrold has worked in local government for over 18 years and currently oversees capital project implementation for the City of Chino Hills. He holds a B.S. in Business Management, LEED-AP O+M, and CBO Credentials, 6 ICC Building Inspector Certifications, and is a Certified Project Manager. He has extensive experience designing and implementing energy savings projects and is a resource to other public agencies trying to navigate the challenges of capital projects and new program development.

Jarrold's position is uncommon because he and his staff are also responsible for the ongoing maintenance of the projects they implement. This gives him a complete perspective of the realities of achieving successful energy savings projects and how to identify ill-fated ones. Jarrold and his team must live with his project decisions which has focused his decision-making style to optimize operational longevity and financial success.

Cheryl Chesnut, Energy Project Manager, San Bernardino Council of Governments (SBCOG)



Cheryl Chesnut serves as the Energy Project Manager for the San Bernardino Council of Governments (SBCOG). In this capacity, Cheryl has primary responsibility for implementing the Inland Regional Energy Network (I-REN) Program in San Bernardino County. The I-REN Program is a coalition of three Councils of Governments, including the San Bernardino Council of Governments (SBCOG), Western Riverside Council of Governments (WRCOG) and the Coachella Valley Association of Governments (CVAG), that have joined together to assist local jurisdictions in establishing locally administered, designed, and delivered Energy Efficiency (EE) Programs. A board of elected officials guides I-REN initiatives from Riverside and San Bernardino Counties. The I-REN Business Plan Addresses three (3) sectors- the Public Sector, Codes & Standards, and Workforce Education & Training (WE&T). Throughout these sectors, there is a particular focus on helping the disadvantaged and hard to reach communities in the inland Empire.

Cheryl has over five (5) years of experience within the energy efficiency sector, which includes experience on energy efficiency programs, energy data analysis, energy benchmarking, providing energy efficiency presentations to stakeholders, and electric utility companies. Cheryl has experience in project management, program implementation and design. Cheryl has a Masters of Science in Energy Management from Oklahoma City University, Masters of Public Administration from California Baptist University, and a Bachelors of Arts in Political Science from UC Riverside.



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Casey Dailey, Director of Energy & Environmental Programs, Western Riverside Council of Governments (WRCOG)



Casey Dailey serves as Director of Energy & Environmental Programs for the Western Riverside Council of Governments. In this capacity, he oversees several regional and statewide programs that serve the public sector, residential and business communities to reduce energy consumption, greenhouse gases and landfill waste, as well as to increase the use of alternative fueled vehicles and spark economic development through sustainable initiatives. He has spearheaded many successful initiatives including the formation and establishment of the Inland Regional Energy Network (I-REN).

In addition to the I-REN, Casey oversees a statewide Commercial Property Assessed Clean Energy (C-PACE) Program that provides financing for energy efficient, renewable energy, water conservation and seismic improvements to businesses, a Regional Streetlights, Smart Cities & Resiliency Program, a Solid Waste, Recycling & Used Motor Oil Program and the Western Riverside Clean Cities Coalition.

Casey received his BA and MPA from California State University, San Bernardino and enjoys traveling, live music, camping and golfing.



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Goods Movement in San Bernardino County

Moderator: Paul Granillo, President & CEO, Inland Empire Economic Partnership



Paul Granillo has served as president and CEO of the Inland Empire Economic Partnership (IEEP) since 2010. IEEP has a strong policy focus and works in Washington DC, Sacramento, and locally to ensure that San Bernardino and Riverside Counties issues are well represented. He has also put a special focus on leadership training for the next generation of the region's public and private sectors. He sits on many national and statewide boards, including Unidos US, the Regional Economic Association Leaders of California, the Campaign for College Opportunity, and Public Policy Institute of California's Statewide Leadership Council. He is a board member

and past chair of Mobility 21, a coalition that brings together public, business, and community stakeholders to pursue regional solutions to Southern California's transportation challenges. He also serves on the board and is past chair of the California Stewardship Network, which develops innovative regional solutions to the state's most pressing economic, environmental, and community challenges. He also served as past chair of the California Economic Summit and is a member of its steering committee. Additionally, he serves on the Southern California Association of Governments' Global Land Use and Economics Committee, the California State University San Bernardino Foundation, the Leonard Transportation Center, Californians Dedicated to Education Foundation, and as president of the board of trustees of the Riverside Art Museum/Cheech Center for Chicano Art. In 2018, he was named Regional Steward of the Year by the California Economic Summit for his work on behalf of businesses and residents of the Inland Empire, and was also honored for that work by the California State Legislature. He received a BA in history from California State University, San Bernardino, a Master of Divinity from St. John's Seminary, and a Licentiate in canon law from the Catholic University of America in Washington, DC.



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Jonathan Shardlow, Partner, Allen Matkins



Jonathan serves as an intermediary and educator representing landowners, developers, and businesses in a variety of land use litigation and transactional matters. He enjoys a multifaceted resolution-oriented role working with stakeholders to see development projects through to approval. Jonathan focuses on California Environmental Quality Act (CEQA) compliance and litigation, advising private clients on state and federal environmental laws. He also assists clients in the preparation of documents required by CEQA, including notices, exemptions, addenda, negative declarations, and environmental impact reports.

Jonathan's land use litigation experience includes defending clients against claims alleging violations of CEQA. He provides counsel and litigation services on land use matters involving development impact fees, development agreements and entitlements, subdivisions, general and specific plan adoption and amendments, conditional use permits, variances, and zoning. Jonathan is also the author of several successful land use initiatives and is a frequent speaker on land use topics throughout the state.

Greg Devereaux, Consultant



Mr. Devereaux served in state and local government for 40 years, holding a variety of leadership positions including City Manager of both Fontana and Ontario, where he worked with the city councils to improve each city's finances, as well as Chief Executive Officer of San Bernardino County California where he helped the Board of Supervisors lead the County in a new direction which emphasized fiscal responsibility and working as a team. He worked with the Board and the San Bernardino Associated Governments in a community-driven effort to develop a Countywide Vision. He recently retired and has opened his own consulting firm working with both public and private clients.

Mr. Devereaux holds a Juris Doctorate from West Virginia University and is a Fellow at the National Academy of Public Administration, a member of public administration, policy and planning academic advisory boards at USC, The University of California Riverside, and California State University San Bernardino and an Adjunct Assistant Professor at the West Virginia University Eberly College of Arts and Sciences Division of Public Administration.

He is a Past President of the California Redevelopment Association, served on numerous committees at both the League of California Cities and the California State Association of Counties and in 2009 was appointed by the California Air resources board to the Regional Targets Advisory Committee on greenhouse gas reduction under SB 375.



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Collin Phillips, Prologis



Collin Phillips is Senior Vice President and Investment Officer for Capital Deployment at Prologis in the Inland Empire. In this capacity, he is responsible for overseeing all real estate acquisitions, dispositions, development, and redevelopment opportunities throughout the region. Prior to joining Prologis in 2022, Collin was a Senior Vice President with Duke Realty Corporation, and held prior roles at other Industrial REITs, Goodman, and DCT Industrial Trust.

Collin is an active member of NAIOP and sits on the Inland Empire Board of Directors. He holds a dual Bachelor of Business Administration from the University of San Diego in Finance and Real Estate.



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Capitol Strategies: Navigating the Path to Effective Change

Moderator: Chad Mayes, Partner, Capitol Advocacy and California State Assembly *Retired*



Chad Mayes is a Partner at Capitol Advocacy. He advises clients on issues spanning the intersection of public policy and industry. With over two decades of experience in the public sector, he brings a unique perspective and unparalleled expertise to the firm's clients. Mayes began his career as a financial advisor and small business owner. He then served as Mayor and Council Member at the Town of Yucca Valley, and as a board member of the San Bernardino Associated Governments and the League of California Cities. He later served as Chief of Staff to the Chair of the San Bernardino County Board of Supervisors.

In 2014, he was elected to the California State Assembly, representing the 42nd District in the Inland Empire. He quickly established himself as a dynamic and effective leader, earning the respect and trust of his peers and was elected Assembly Republican Leader after only 10 months in office. In 2019, he dropped his Republican party affiliation and was successful in running for re-election as an Independent in 2020.

Throughout his time in the Assembly, Mayes was known for his ability to identify pragmatic policy solutions that improved the lives of Californians and helped the state maintain its position as a global leader in the 21st century. He traveled extensively throughout the state, engaging with a wide range of stakeholders, groups, and businesses to better understand issues and build support for key policies. He was particularly successful in his district, earning high marks as a consensus builder and getting things done for his constituents.

On statewide issues, Mayes played a key role in crafting and passing some of California's most significant policy reforms, including California's landmark Cap and Trade Law, the SB 901 Commission that reformed wildfire response and mitigation efforts, and the bill that created the California Wildfire Fund, which protected ratepayers, held utility executives accountable, and helped victims regain their lives.

Mayes also co-founded New Way California along with former Governor Arnold Schwarzenegger, an organization dedicated to putting people above political parties and improving the lives of all Californians.

Throughout his time in the assembly, Mayes served on several committees, including the Assembly Health Committee and Insurance Committees, the Utilities and Energy and Governmental Organization committees. Mayes was appointed by then-Speaker Toni Atkins to serve on the Little Hoover Commission. Mayes was an original founder and co-chair of the bipartisan Problem Solvers Caucus.



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Ian Calderon, Founder and CEO, Majority Advisors and California State Assembly Retired



Elected to the California State Assembly in 2012, Ian was the first millennial ever elected to the California State Legislature. In 2016, at age 30, he became the youngest Majority Leader in the history of the state. He has extensive expertise in public policy, political strategy, public affairs, fundraising and running and winning political campaigns.

A member of the California State Assembly from 2012 to 2020, Ian served as the Chair of the Committee on Arts, Entertainment, Sports, Tourism and Internet Media from 2012-2016 and Majority Leader from 2016-2020. He is the longest serving Majority Leader in the term-limited era.

During his time in the legislature, he co-chaired the Legislative Technology and Innovation Caucus and the Legislative Millennial Caucus, and served as a member of the California Latino Legislative Caucus. During his tenure, he served on the Insurance, Appropriations, Elections and Redistricting, Banking and Finance, Privacy and Consumer Protection committees, among others.

Ian was appointed to the California Film Commission by Speaker Anthony Rendon. As an architect of California's current film tax credit program to keep the entertainment industry in the state, Ian has extensive legislative and policy expertise in all issues impacting the industry in California.

California's Blockchain Working Group was created through legislation authored by Ian. As a member of the working group, he helped establish best uses, practices and regulation for blockchain technology in California and authored subsequent legislation expanding on the technology in the state. Additionally, he authored legislation to establish state guidelines for the implementation and use of crypto currencies. Ian was named Legislator of the Year by TechNet in 2015 as well as the 2017 CompTIA California Tech Champion.

Over his eight-year tenure in the Legislature, Ian worked on a wide range of policy impacting different issue areas including: education, tech, entertainment, tourism, finance, housing, homelessness, long term care, insurance, health, among others. Additionally, he secured over \$15 million in state funding for projects and programs in his Assembly District including funds for parks, parkway safety lighting, and for a skateboard park in the city La Puente that the city subsequently named after him. One of his proudest accomplishments was securing funding to re-open a previously closed superior courthouse in the city of Whittier to bring access to justice and much needed business to the local economy.



Biographies

Bill Emmerson, California State Assembly Retired



In 2004, after practicing orthodontics for 24 years, Bill Emmerson was elected to California's 63rd Assembly District, representing portions of San Bernardino and Riverside Counties. In June 2010, after a vacancy occurred in the State Senate, Emmerson was elected in a special election to fill out the remaining term in the 37th Senate District. After the 2010 legislative redistricting, he was elected to serve the 23rd District, representing portions of Riverside, San Bernardino and Los Angeles Counties. Emmerson served 10 years in the Assembly and Senate. His legislative priorities included; health care, budget and finance, water issues, and local government. In 2014, he became the Senior Vice President for Advocacy and State Relations with the California Hospital Association, a position he held until retiring in 2018. In December 2018 Governor Jerry Brown appointed him to the Little Hoover Commission, California's independent oversight agency.

Mike Gatto, California State Assemblyman Retired



Mike Gatto served four terms in the state Assembly, representing Los Angeles, Glendale, and Burbank. During his tenure, he served as Assistant Speaker Pro Tem, and chaired the Appropriations, Consumer Protection & Privacy, and Utilities & Commerce committees. Newspapers regularly assessed him as the most independent Democrat, based on his vote record.

Mike was the author of several landmark pieces of legislation in his tenure – and a total of fifty-five measures he authored became law. He authored the first Rainy Day Fund, a savings account for the state, forcing the state to sock away money when times are good, so it needn't scramble so much when times are not so good. He authored landmark production tax incentives, to keep good entertainment jobs in California, after a generation of lawmakers had tried and failed. He authored the only substantive Proposition 65 reform ever, which saved businesses from junk lawsuits. He brought millions to California communities for drought planning and water infrastructure. He authored a bill to allow families to avoid probate (and attorneys' fees), a bill the Howard Jarvis Taxpayers Association called one of the most important bills since Prop. 13. And, on a more fun level, Mike authored the bill that brought back the classic black license plates.

Before his election to the Assembly, Mike practiced law at Los Angeles's oldest and most distinguished firm, and previously served as a Congressional Chief of Staff, and in the administrations of three Los Angeles mayors.

He currently advises Fortune 500 companies and small businesses on how to navigate the halls of power, and guides investors and analysts on the political and regulatory climate, helping



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forecast trends that affect publicly traded companies. Mike is also a regular fixture in the media, as a commentator on national news networks.

He also stays involved in public service and policy. He's a captain in the California Guard. And he recently proposed a ballot initiative to solve homelessness using dedicated courts to channel homeless into needed services, an idea that was adopted by Governor Gavin Newsom.

Mike lives in the Los Angeles area with his wife and three children.



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Local Economic Update

Chris Thornberg, Founding Partner of Beacon Economics LLC



An expert in economic and revenue forecasting, regional economics, economic policy, and labor and real estate markets, Dr. Thornberg has consulted for private industry, cities, counties, and public agencies. He became nationally known for forecasting the subprime mortgage market crash that began in 2007 and was one of the few economists on record to predict the global economic recession that followed. Dr. Thornberg holds a PhD in Business Economics from The Anderson School at UCLA, and a B.S. degree in Business Administration from the State University of New York at Buffalo.