



### Working Group Member Biographies

**Jordan Austin** is the GM of the Residence Inn – the largest of eight hotels located on Sepulveda in Manhattan Beach. Her goal is to help bring people to Manhattan Beach and support the community businesses as well.

**Joe Berro** is a Sepulveda adjacent resident, and as a new homeowner in town, feels that he has an obligation to positively contribute to his neighborhood and City. Joe is the Principal/VP of Sales for Apex Healthcare Technologies and would like to contribute his professional and personal efforts towards the Sepulveda project.

**Phillip Cook** is the Treasurer of the Manhattan Beach Commercial Property Owners Association, which represents various property owners citywide. Phillip is also a local business owner and resident in town. A number of members of the MBCPOA own properties on the Corridor and Phillip hopes to represent their interests.

**Carol Glover** is a Commercial Real Estate Lawyer, Re-developer and Board Member of the Manhattan Beach Chamber of Commerce. As a longtime resident, Carol was raised in the City, had the opportunity to raise her family here and hopes to continue to live in Manhattan Beach for the rest of her life. Carol believes that we need to develop our community thoughtfully and maintain an eye towards a balance in individual property rights and appropriate zoning that will enhance our commercial corridor.

**Mike Grannis** is an Investment Specialist with Highland Partners with knowledge and experience in commercial real estate development. As a local commercial broker, Mike is extremely active in Manhattan Beach, has been instrumental in a number of transactions along the Sepulveda Corridor and believes he has a true understanding of what drives value and developers interest along these commercial corridors. In Mike's words, "The Sepulveda Corridor can be something amazing while maintain the essence of the Beach Cities."

**Heath Gregory** is a resident, Sepulveda Boulevard Commercial property owner as well as a Manhattan Beach Chamber of Commerce member. Heath is interested in being involved with the process to help ensure the plan benefits the greater community and isn't being driven by any specific interest groups.

**Cheryl Hines** is a Senior Project Manager for JLL, has experience in Real Estate Development, and is also a licensed Architect and Sepulveda adjacent resident in the City. Cheryl is interested in finding ways to incentivize redevelopment and reinvestment in the numerous properties that have sat vacant or unused along the Sepulveda Corridor.

**Kate Hirsh** has been a resident in Manhattan Beach for 13 years and is a Real Estate Developer with CIM Group. Kate is interested in participating in this working group because she brings the unique perspective as a resident as well as someone who knows about growth and what can bring financial commerce to the Corridor.

**Jan Holtze** is the Founder and Managing Member of Live Oak Properties, LLC with knowledge and experience in commercial real estate development. Jan lives in Manhattan Beach, and is interested in participating in anything that would promote the City and the development of Sepulveda in a thoughtful and coherent manner to enhance and benefit the City.

**Susan Johnson** is a resident living adjacent to Sepulveda Boulevard and is interested in how the development along the corridor would affect the adjacent neighborhoods.

**Mary Kate Karam** is a Health Care Consultant and is a resident in Manhattan Beach. Kate believes in shopping locally and is concerned that Sepulveda will be overrun with bog box stores which can be detrimental to local business owners.

**Margo Lang** is the Co-Founder of Conscious Period with experience in marketing and brand development. Margo is interested in offering her perspective as a (relatively) young person and lifelong resident of Manhattan Beach.

**Simon Mattox** is Commercial Real Estate broker with experience in Manhattan Beach. Additionally, he is a consultant for the Manhattan Beach Commercial Property Owners Association.

**John McLennan** owns JWM CPA & Company located on the Sepulveda Corridor and is a member of the Manhattan Beach Chamber of Commerce.

**Shane Mengel** is the Founder and Managing Partner of Morgan Hunter Capital LLC. Semi-retired from a 20-year career in leveraged finance, as well as a 20-year resident of the South Bay and a Manhattan Beach resident, Shane is a longstanding community member that now has the time, capacity and desire to participate in helping determine the future of Sepulveda.

**Eileen Neill** is a Sepulveda Boulevard adjacent resident, and cares very much that neighborhoods have a voice in what gets developed nearby.

**Cynthia Palm** owns Palm Consulting Services located on the Sepulveda Corridor. As a resident and business owner in the City, Cynthia is familiar with the development on Sepulveda and has ideas and opinions about what might be creative and positive options for the Corridor.

**Steve Schlesinger** is a local resident and a CPA who operates his accounting firm on Sepulveda. He is very concerned about traffic using Valley as an alternative to Sepulveda.

**Michael Smith** is the Vice President of AEW Capital Management and is an experienced Commercial Real Estate Professional. Michael is a local resident, and would like to combine his desire to be more involved in the community and his love for the City with his commercial real estate knowledge and expertise.

**Bradley Sperber** is a local resident and owner of Manhattan Beach Toyota. Bradley would love to see improvements done to modernize the Corridor and also help businesses.

**Stewart Thompson** is a Sepulveda Boulevard adjacent resident, recently moved here from Seattle and handpicked Manhattan Beach because of the community's attributes, involved community, great schools and a planful city with great civic leaders. As a resident only one block from the Corridor, Stewart would like to be a part of the group that ensures that the community is investing in growth that balances community needs and the interests of both locally operating businesses and the residential community adjacent to Sepulveda and beyond.

**Sher Willis** is the Marketing/Specialty Leasing Manager with JLL-Manhattan Village Mall with knowledge and experience in commercial real estate development, event and brand marketing, market research and public relations. Sher is a member of the Manhattan Beach Chamber of Commerce.

**Robert Zwissler** is a Sepulveda Boulevard adjacent resident, recently retired from the Aerospace industry. Robert is a long-time resident, has watched development occur along the Corridor, and feels that the corridor can be attractive and provide revenue for the City.