



## **Nominations for Appointment to the Facilities Working Group (FWG)**

In 2020, the passage of California Proposition 14 set forth a mandate for CIRM to re-establish a Shared Labs program and to create a novel program of Community Care Centers of Excellence. These programs would provide key resources to accelerate discovery-stage research and increase the geographic reach of CIRM supported clinical trials and treatments. Funds to build and equip facilities for these programs are allocated under the proposition.

While the scientific merit of applications is assessed by CIRM's Grants Working Group (GWG), the corresponding facilities plans and components (i.e., construction, renovation, and capital equipment) are evaluated and scored by the Facilities Working Group (FWG). Like the GWG, the FWG provides recommendations for funding of applications to the Application Review Subcommittee of the ICOC.

The FWG is made up of six patient advocates from the CIRM Governing Board who also serve on the GWG, four real estate specialists, and the ICOC Chair.

The ICOC Chair and patient advocate members currently appointed to the GWG will serve on the FWG and these members are listed below. In addition, CIRM sought recommendations from an external consultant and through CIRM leadership team recommendations for FWG real estate experts to fill those positions. We have interviewed the real estate nominees named below to ensure that each can fulfill the duties of the FWG and possess the appropriate expertise to evaluate facilities applications and each has met with the ICOC Chair. A brief biography is provided for each nominee. CIRM seeks the formal appointment of the following nominees for FWG membership:

### **REAL ESTATE EXPERT APPOINTMENTS**

#### **Peter A Conte Senior Vice President, Transwestern**

Peter is a 20-year veteran of commercial real estate, with 16 of those specifically in brokerage. He has experience with both agency and tenant leasing, disposition of properties, technical construction analysis and project management, team building and management, as well as financial modeling and workflow analysis. He is the head of Transwestern's Laboratory and Life Sciences Group, leading the company's efforts in life science, laboratory, and biotech office and laboratory disposition/leasing/development both locally and across the country, having years of professional lab experience with the USDA and public/private cancer research departments before working in brokerage. He currently leads the region in total number of transactions completed for the last three years. Peter is also a LEED® Accredited Professional, helping to merge green building and leasing practices into commercial real estate and a board member for the City of Hope, a non-profit dedicated to novel research infighting childhood cancer.

#### **Ted Hyman Partner, ZFG Architects LLP**

Ted Hyman is broadly regarded as an expert and leader in the execution of highly complex and sustainable research buildings, while passionately sharing the knowledge gained over his 44-year architectural career with colleagues and the next generation of architects. As ZGF's Managing Partner, he has led teams for many of the firm's most challenging and technologically complex projects, taking responsibility for programming and design of more than 50

new research facilities over the last two decades. Ted’s experience designing award-winning, precedent-setting sustainable laboratory buildings has informed ZGF’s and our clients’ understanding of how research has traditionally been performed. He builds on this foundation to help clients design the next generation of research environments as paradigms continue to evolve. His philosophy in designing science buildings is to balance the scientific requirements with the human aspects to establish a place that nourishes the collaboration needed for discovery and innovation. Ted believes the future of scientific discovery is in venues for interdisciplinary collaboration, and understands that as time goes on, the complexity of remaining scientific mysteries is escalating—mysteries that will require specialized minds trained in different fields to bring their brain power together in order to solve.

**Kelly Modén**  
**President and CEO, cREate development**

Kelly Modén has a 22-year career in housing and commercial real estate. She has developed or rehabilitated numerous multifamily projects nationally, managed master plan mixed-use developments, entitled complex multi-jurisdictional projects, and has led many agency negotiations. Kelly is Vice Chair of the City of San Diego Planning Commission, an appointed member to Mayor Todd Gloria’s Middle Income Housing Working Group, 2023 President of NAIOP San Diego (commercial real estate organization), and member of Lambda Alpha International (Land Economics Society). Currently as President of cREate Development, she focuses on ground up multifamily projects in the San Diego region. Formerly, she led a 10-person development team as Vice President of Development for the non-profit Community HousingWorks and was responsible for overseeing the development pipeline efforts including entitlement, funding, closings, and construction on all affordable housing projects. When she led the development team, they had nearly 1400 units in development valued at over \$600 million all over the State of California. Throughout her career she has transacted on over \$500 million, underwritten \$1B of acquisition and redevelopment deals and negotiated leases for retail, industrial, commercial, and ground leases, amounting to annual lease revenue of over \$2 million. She has managed construction projects in excess of \$1B and led complex land entitlements including tentative maps, changes in use, Letters of Map Revision (LOMR) with FEMA, Coastal Development Permits, and Public Private Partnerships. In addition to real estate development, she is heavily involved in industry organizations and legislative efforts on the local, State and National level. She has won local and national awards; spoken on numerous panels; and advises Assemblymembers on housing policy.

**Mark S. Romney**  
**Senior Vice President, Blue Rise Ventures**

Mr. Romney joined Blue Rise Ventures as a Senior Vice President in July 2023, where he is leading the Business Development efforts for their new 2.4M SF innovation in West Sacramento, as well as their existing facilities in Alameda and North San Jose. Mr. Romney spent the past 32.5 years with the University of California, Davis, where he most recently served as the Chief Industry Alliance Officer for the University’s Aggie Square Innovation District. In that role, Mr. Romney was responsible for securing strategic industry partners to collocate with the university in the 1.2M SF initial phase. In addition, Mr. Romney was responsible for the ideation and master planning of Aggie Square, leveraging his experience in innovation district development, industry partner curation and facility master planning. Mr. Romney’s expertise in innovation district development has made him a frequently asked guest speaker and panel moderator, and he is currently serving his second term on the Association of University Research Parks AURP Board of Directors as well as serving as its Vice President. In his free time, Mr. Romney enjoys golf and traveling with his family.

**PATIENT ADVOCATE MEMBERS and ICOC CHAIR**

<b>Last</b>	<b>First</b>	<b>Affiliation</b>	<b>Role on ICOC</b>
Bernal	Dan	San Francisco Health Commission	ICOC Patient Advocate , HIV/AIDS
Fischer-Colbrie	Mark	Juvenile Diabetes Research Foundation	ICOC Patient Advocate, Type 1 Diabetes

Fisher	Fred	The ALS Association Golden West Chapter	ICOC Patient Advocate, ALS and MS
Higgins	David	Michael J. Fox Foundation	ICOC Patient Advocate, Parkinson's Disease
Imbasciani	Vito	CIRM	ICOC Chair
Miaskowski	Christine	University of California San Francisco	ICOC Nurse, Clinical Trial Management
Southard	Marvin	University of Southern California	ICOC Patient Advocate, Mental Health Conditions