 Bay Planning Coalition

2026 SPRING SUMMIT

**Building the Bay's Economic Future:
Industry, Infrastructure, & Innovation**



Scott's Seafood
Oakland (Jack London Square)



Wednesday, May 20
8:30 AM – 3:00 PM



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EVENT AGENDA

8:30 AM **REGISTRATION AND COFFEE**

9:05 AM **EVENT OPENING**

Anju Wicke, Senior Principal Scientist | Geosyntec

9:15 AM **EVENT KEYNOTE**

Assemblymember Lori Wilson, 11th Assembly District | California State Assembly

9:35 AM **SEGMENT 1**

POWERING FORWARD: THE BAY AREA'S EVOLVING ENERGY LANDSCAPE

PANELISTS:

Brandon Matson, Western Region Director of Government Relations | PBF Energy

Tim Sbranti, Executive Director | Contra Costa Building and Construction Trades Council

Jake Zigelman, Vice President – Bay Area Region | PG&E

MODERATOR:

Brian Hubinger, Senior Manager – Public and Government Affairs | Chevron

10:40 AM **SEGMENT 2**

WATERFRONT REVIVAL: THE BAY AREA'S SHIPBUILDING MOMENT

PANELISTS:

Corey Cook, Vice President and CEO | Cal Poly Maritime Academy

Chris Rico, President and CEO | Solano Economic Development Corporation

Joel Welter, CEO and Chief Naval Architect | Bay Ship & Yacht

MODERATOR:

Emily Loper, Senior Vice President of Public Policy | Bay Area Council

11:50 AM **LUNCH BREAK**

1:15 PM **SEGMENT 3**

SHAPING THE SHORELINE: TRANSIT AND WATERFRONT DEVELOPMENT

PANELISTS:

David Beaupre, Deputy Director – Planning and Environment | Port of San Francisco

Lauren Gularte, Government and Regulatory Affairs Manager | San Francisco Bay Ferry

Molly Maybrun, Chief Development Officer | Fifth Space

Abby Thorne-Lyman, Director of Base Reuse and Economic Development | City of Alameda

MODERATOR:

Lauren Gularte, Government and Regulatory Affairs Manager | San Francisco Bay Ferry

2:20 PM **EVENT CLOSING**

Laura Tam, Chief Executive Officer | Bay Planning Coalition

SPEAKER BIOGRAPHIES

The Summit program brings together leaders and experts from across the Bay Area's public and private sectors. The biographies below offer a brief reference for each speaker's background and role in today's conversations.



David Beaupre

Deputy Director – Planning and Environment | Port of San Francisco

David Beaupre has over 30 years of experience in project management, real estate development, planning, and urban design.

David joined the Port of San Francisco in 2001 as a Senior Waterfront Planner and grew within the Port to hold the position of Senior Development Project Manager. He was responsible for complex and difficult waterfront development projects. Previously, David led the City and Port Blue Greenway project, including the recently opened and cherished Crane Cove Park. He managed the planning and development of the Port's Pier 70 Preferred Master Plan and the Piers 80-96 Maritime Eco-industrial Center.

In his new position, he will oversee strategy development and entitlements of large planning and real estate development projects, land use, economic development, transportation, open space, urban design and environmental issues. He will continue to be critical in fostering and maintaining positive and trusting relationships with the Port's diverse stakeholder groups.

Prior to joining the Port, David worked on numerous planning and urban design projects along waterfronts around the world for a variety of consultants in the San Francisco Bay Area and in Chicago. He is an avid cyclist and kayaker riding and paddling on the San Francisco waterfront's Blue Greenway. .



Corey Cook, Ph.D

Vice President & CEO | Cal Poly Maritime Academy

Corey Cook serves as Vice President and Chief Executive Officer of Cal Poly Maritime Academy. In this role, he provides strategic vision, executive leadership, and operational oversight for campus programs and initiatives.

Previously, Cook served as executive vice president and provost at Saint Mary's College of California and as founding dean of the School of Public Service at Boise State University. He is recognized for his leadership in student success, academic planning, public engagement, and institutional transformation.

Cook holds a doctorate and master's degree in political science from University of Wisconsin–Madison and a bachelor's degree in political science and peace and conflict studies from University of California, Berkeley.



Lauren Gularte

Government & Regulatory Affairs Manager | San Francisco Bay Ferry

Lauren Gularte is the Government & Regulatory Affairs Manager for the San Francisco Bay Area Water Emergency Transportation Authority (WETA), the regional agency responsible for operating and expanding regional ferry service and coordinating water transit emergency response.

Lauren has worked at WETA and its predecessor agency since 2004, supporting projects including the consolidation of municipal ferry services, development of emergency response programs, and the transition of WETA's fleet toward zero emissions. She currently manages the agency's legislative and advocacy efforts, emergency response program, and federal civil rights programs, with a focus on coalition building and regional collaboration.

She also serves in several regional leadership roles, including Co-chair of the Public Ferry Coalition, Board Member of the Bay Planning Coalition, and Co-chair of BPC's Resilient Transportation Committee.

Lauren is a life-long Bay Area resident, receiving a BA in Sociology and a Master of Public Policy from Mills College in Oakland. She was selected as one of MarineLog Magazine's 2023 Top 20 Women in Maritime.



Brian Hubinger

Senior Manager – Public & Government Affairs | Chevron

Brian is currently the Corporate Affairs Manager for Chevron’s Northern California operations, a group he has worked in since 2017. Brian and the Corporate Affairs team focus on fostering collaborative relationships with local and regional stakeholders to advance Chevron’s business, strengthen our community, and partner on various issues.

In 2006, he started his Chevron journey as an Environmental Specialist at Chevron Richmond and has held numerous roles at the Richmond facility related to environmental stewardship, public policy, and major capital projects. Prior to joining Chevron, Brian managed environmental projects and compliance for a major beverage manufacturer.

A native of California, Brian graduated from California State University at Northridge with BS and MS degrees in Environmental and Occupational Health. He enjoys all things outdoor and coaching youth sports.



Emily Loper

Senior Vice President of Public Policy | Bay Area Council

Emily Lubin Loper is Senior Vice President of Public Policy at the Bay Area Council, where she leads the organization’s transportation policy portfolio. Since joining the Council in 2014, she has helped advance major regional transportation initiatives, including advocacy for the successful passage of Regional Measure 3, a \$4.5 billion investment plan for Bay Area transportation infrastructure, and expanded funding for regional ferry service. She has also worked with state and local agencies to support emerging transportation technologies and improve regional mobility.

Prior to rejoining the Bay Area Council, Loper served as Vice President of Public Policy at the Bay Planning Coalition, where she led policy and regulatory efforts related to transportation, environmental, and land use issues affecting the Bay shoreline. She also previously worked for Dianne Feinstein on Capitol Hill and for then-Supervisor David Chiu at San Francisco City Hall.

Loper holds a Master of Public Administration from the USC Price School of Public Policy and a BA in Political Science and International Relations from University of California, Los Angeles. An East Bay native, she lives in Oakland with her husband and two children.



Brandon Matson

Western Region Director of Government Relations | PBF Energy

Brandon Matson is the Western Region Director of Government Relations for PBF Energy, an oil refining company with six refineries throughout the United States, including two in California. In this role, Brandon focuses on legislative and regulatory issues affecting PBF's refining operations in California.

Earlier in his career, he worked in business trade association government relations as the Advocacy Manager for the Los Angeles County Business Federation (BizFed) and as the Government Relations Coordinator for the Torrance Area Chamber of Commerce. Brandon also serves as a Major in the U.S. Army Reserve, following prior active-duty service.

Brandon holds an MBA with a concentration in Economics from Cal State Fullerton and a bachelor's degree in Psychology from UCLA. He lives in the Bay Area with his wife and two daughters.



Molly Maybrun

Chief Development Officer | Fifth Space

Molly Maybrun is Chief Development Officer at Fifth Space, where she oversees the development and construction of the Power Station project. She brings nearly 30 years of development experience from both the public and private sectors in New York, Oakland, and San Francisco.

Molly received her undergraduate education at the University of California, Berkeley, and her master's degree from The Wharton School.



Chris Rico

President & CEO | Solano Economic Development Corporation

Chris Rico serves as President and CEO of the Solano Economic Development Corporation. Before joining Solano EDC, he founded LevelUP, a social enterprise focused on building diverse creative talent pipelines for studios, agencies, and media companies.

Chris brings experience across economic development, entertainment, education, politics, and philanthropy. Previously, he led the Center for Innovation at the Los Angeles County Economic Development Corporation, where he created InnovateLA, an award-winning regional innovation festival, and helped advance workforce development initiatives in digital media and entertainment.

Earlier in his career, Chris worked in film and television development, political organizing, and education, including serving as a special needs educator in Los Angeles and the Bay Area.



Tim Sbranti

Executive Director | Contra Costa Building and Construction Trades Council

Tim Sbranti is Executive Director of the Contra Costa Building and Construction Trades Council (CCBCTC), where he has served since February 2025. In this capacity, he also serves on the boards of the Green Empowerment Zone, the Contra Costa Workforce Development Board, the MTC/ABAG Community Advisory Council, and the Bay Area Air District's Permitting Task Force.

An East Bay native, Tim has also been active in numerous nonprofit and community organizations throughout the region. Prior to joining CCBCTC, Tim spent 24 years in public education and held statewide leadership roles, including as an appointed founding board member of the California Collaborative for Educational Excellence and as the first Executive Director of the Californians Dedicated to Education Foundation.

Throughout his career, Tim has worked at the intersection of public service, workforce development, and economic development. He previously served nearly 11 years on the Dublin City Council, including three elected terms as Mayor. After being termed out of office, Tim served as Deputy Chief of Staff and District Director for Congressman Eric Swalwell before joining the Innovation Tri-Valley Leadership Group (ITV) as Director of Strategic Initiatives. He currently serves on ITV's Executive Board.

Sports continues to be a passion for Tim in his spare time. He is General Manager of the Dublin Leprechauns minor league baseball team, co-hosts "Tri-Valley Sports Final," and occasionally works as both a public announcer and commentator for St. Mary's College on ESPN+ broadcasts.



Laura Tam

CEO | Bay Planning Coalition

Laura Tam is the Chief Executive Officer of Bay Planning Coalition, a network of over 100 organizations that advocate for effective policy, funding, and regulation for San Francisco Bay. Laura has over 25 years of experience building partnerships to advance natural resources policy, climate resilience, and healthy communities. Prior to joining BPC in November 2024, Laura was a Senior Program Officer at Resources Legacy Fund, where she led philanthropic programs, cross-sector coalitions, and strategic communications to advance wildfire, climate, and community resilience in California.

Earlier in her career, Laura spent over a decade as Sustainable Development Policy Director at the San Francisco Bay Area Planning and Urban Research Association (SPUR), a leading urban public policy think-tank. She has served on numerous advisory groups to local governments and on nonprofit boards, including those of Smart Growth California; the San Francisco Bay Restoration Authority; Resilient by Design; Friends of the Urban Forest; the Business Council on Climate Change; and the Bay Area Air Quality Management District.

Laura has a BA in Geography from Dartmouth College and a Master of Environmental Management degree from the Yale School of Forestry and Environmental Studies. She has lived in the Bay Area for over 20 years and currently resides in Berkeley with her family.



Abby Thorne-Lyman

Director of Base Reuse & Economic Development | City of Alameda

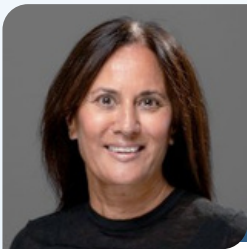
Abby Thorne-Lyman is the Director of Base Reuse and Economic Development for the City of Alameda. In this capacity she oversees leasing, property management, and development of Alameda Point, the former Naval Air Station, as well as the City's privately leased State Lands Trust lands, as well as Citywide business attraction and growth efforts. She was formerly the Director of Real Estate and Property Development at BART, where she oversaw BART's transit-oriented development program for seven years. She has a Masters in City and Regional Planning from UC Berkeley, and over 20 years of experience in transit-oriented development and economic development policies and practices.



Joel Welter

CEO & Chief Naval Architect | Bay Ship & Yacht

Joel Welter graduated from Webb Institute of Naval Architecture in 1994, and after working for General Dynamics on the Virginia Class Submarine and as a shipwright at the Kalmar Nyckel Shipyard, began his career at Bay Ship and Yacht Co. Over the next 27 years Joel progressed from project engineer to CEO, gaining lots of hands-on experience with most of the vessels and mariners working on San Francisco Bay and many beyond. Making his home on the Island City of Alameda, Joel enjoys family life, bicycle commuting, and messing about in boats.



Anju Wicke

Senior Principal Scientist | Geosyntec

Anju Wicke is a Senior Principal Scientist based in California with more than 25 years of experience in environmental consulting focused on program management, financial management, and contracting services for federal, state, and municipal clients in the United States and Canada.

Her projects have included upland and sediment multiyear, multidisciplinary contaminated site investigations; monitoring and sampling programs; environmental risk assessments, including human health and ecological risk assessments, and air quality studies. She also supports clients in managing hazardous materials; developing designs; and documenting leasing and transfer of contaminated properties. She has been the technical lead on many upland, sediment, and coastal projects involving site assessment, risk assessment, remedial assessment, and remedial actions.

Anju manages staff, project teams, liaises with clients and regulators, provides senior technical peer review, and ensures projects are on budget, on schedule, and successfully completed. She has provided senior input to contract negotiations, subcontract management, site investigation strategies, and remedial options and approaches.



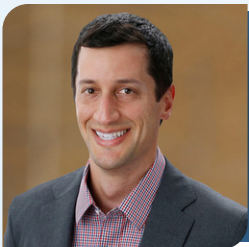
Assemblymember Lori Wilson

11th Assembly District | California State Assembly

Lori Wilson represents California's 11th Assembly District, which includes all of Solano County and portions of Contra Costa and Sacramento Counties. Elected to the California State Assembly in 2022, she currently serves as Chair of the influential Assembly Transportation Committee, overseeing issues related to California's transportation infrastructure and mobility systems.

Prior to joining the Legislature, Wilson served on the Suisun City Council and became the first Black woman to serve as Mayor in Solano County history. In the Assembly, she has advanced legislation and secured state funding focused on transportation, flood resilience, housing, public safety, and economic development. She also serves as Chair of the California Legislative Black Caucus, becoming the first freshman legislator in state history to hold the role.

Wilson earned a Bachelor of Science in Business Administration with a concentration in Accountancy from California State University, Sacramento and previously worked more than 20 years in accounting and finance.



Jake Zigelman

Vice President – Bay Area Region | PG&E

Jake Zigelman is Vice President of PG&E's Bay Area Region, where he leads operations serving customers across San Francisco, San Mateo, Alameda, and Contra Costa counties. With nearly two decades at PG&E, Jake has held leadership roles spanning customer engagement, electric operations, and strategic planning. He is known for his focus on improving reliability, strengthening customer trust, and supporting the region's transition to a more resilient, clean energy future.

Jake holds a degree in Economics from Stanford University and an MBA from the Wharton School at the University of Pennsylvania.

ABOUT BPC

Founded in 1983, the Bay Planning Coalition is a nonprofit, membership-based organization representing a broad range of public and private entities across the Bay Area. BPC advocates for policies that support both the region's economic vitality and environmental sustainability. Through policy advocacy, coalition building, and engagement with regulatory agencies, BPC works to help members navigate complex regional issues and advance practical solutions for a more resilient and vibrant Bay Area.

Learn more by visiting: <https://bayplanningcoalition.org/>

BPC Team



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JOIN OUR COALITION

By joining Bay Planning Coalition, your organization becomes part of a broad network of regional stakeholders working to shape the Bay Area's future. Our policy events, committees, and advocacy efforts provide valuable opportunities to engage with policymakers, stay informed on key issues, and connect with leaders across the region.

Membership Benefits

Networking – BPC brings together leaders from across sectors who are working on the issues shaping the Bay Area's future. Through signature events like the annual Spring Summit, committee meetings, and member gatherings, BPC creates opportunities for members to build relationships, engage with regional decision-makers, and connect with stakeholders around shared challenges facing the Bay and shoreline.

Advocacy – BPC advocates for practical policy solutions that support the Bay Area's economic vitality and environmental sustainability. At the local, state, and federal levels, we represent our members in policy and regulatory discussions on permitting, infrastructure, environmental, and economic issues that affect the region.

Education – BPC helps members keep up with the policies, projects, and regulatory changes affecting their work. Through briefings, workshops, committee meetings, and timely updates, we provide useful information and practical context to help members navigate the Bay Area's complex policy landscape.



Become a Member

Contact BPC staff or visit our website for more information on our organization.

Phone: 510-768-8310

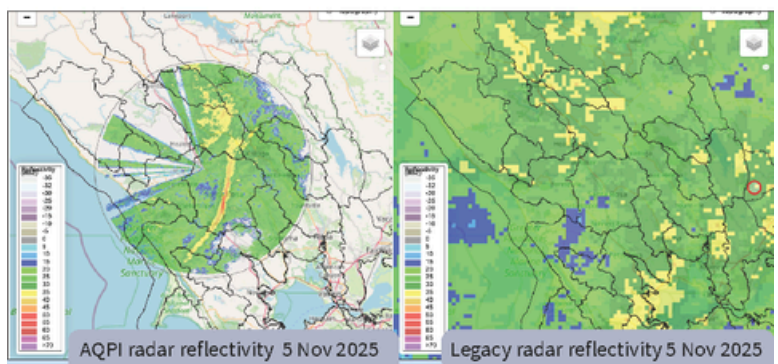
Email: bpcstaff@bayplanningcoalition.org

Scan the QR Code to submit a membership inquiry.



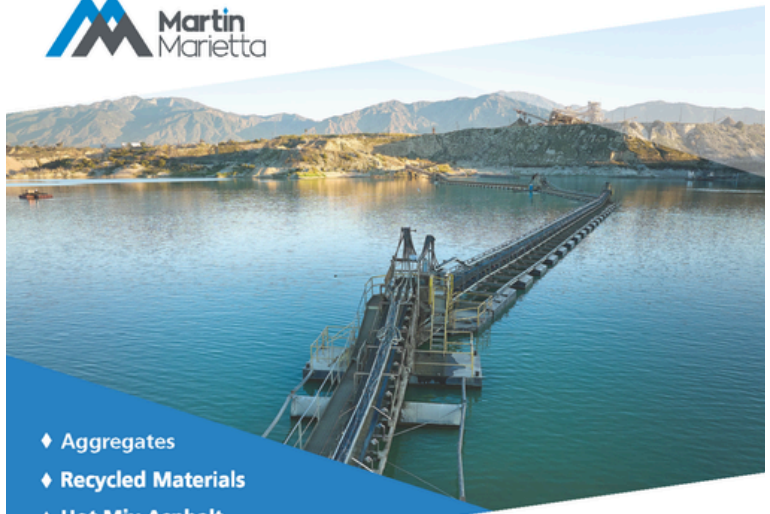


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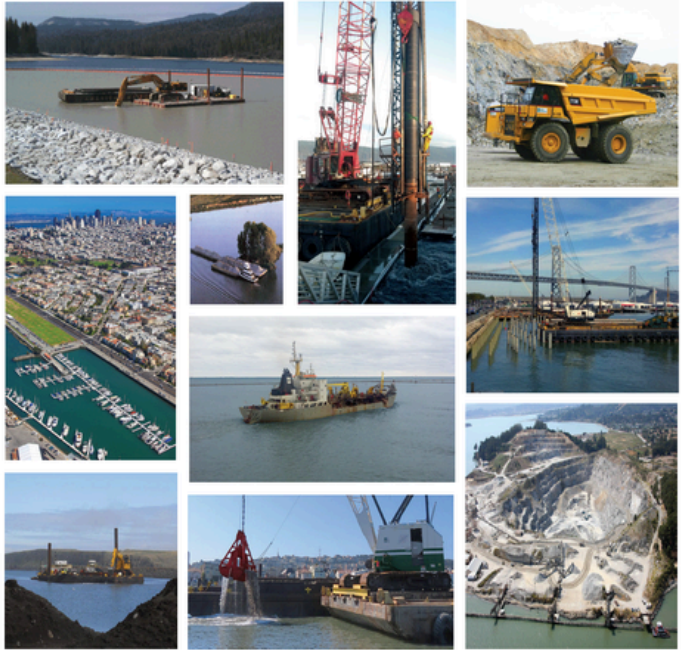
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Ocean Beach Climate Change Adaptation Project Environmental Impact Report
2026 AEP Award of Merit - Environmental Analysis Document

ESA is supporting the SFPUC as the lead environmental consultant for this coastal adaptation and sea level rise resiliency project to protect city infrastructure and enhance coastal access and habitat.

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