

2020 Real Estate Developers Forum

Speaker Bios

Moderator

Jane Wooldridge

Jane Wooldridge is an award-winning travel and business journalist and long-time Miami Herald editor. For the past decade, she has led the Herald's coverage of real estate, tourism, economy and arts in print and digitally. She is a popular moderator and speaks frequently on the economy, arts and media.

Wooldridge believes in the power of art in community building and the inspirational value of travel. She is Immediate Past-President of the Society of American Travel Writers and serves on the boards of directors of SATW and the SATW Foundation, presenter of the prestigious Lowell Thomas Awards.

Panelists

Christopher Blair

Christopher Blair is the Executive Director for Design & Construction. He is responsible for oversight of project management of capital projects on both the Coral Gables and RSMAS campuses. Christopher came to the University of Miami from a private architecture practice in 2007 and started as a Project Manager and has subsequently held the roles of Senior Project Manager and Director of Design & Construction.

In his time with the University of Miami, Christopher has worked on all campuses and completed a wide variety of projects including academic, residential, clinical, surgical, administrative, research, performance, athletic, civil, and infrastructure. He personally has overseen 150+ projects, with a combined value over \$750M including the development of 1 million square feet of LEED accredited buildings. The department had a pre-Covid project load of \$600M+ in active projects and does approximately \$150M of work per year.

Christopher received his Master's degree in Architecture from the University of Florida and his MBA from Florida State. He is a licensed architect in the state of Florida and maintains a LEED accreditation.

Coralee Penabad

Coralee Penabad is a founding principal of Urban -X Group a real estate development, management and advisory company. Coralee is responsible for the oversight of all acquisitions, financing, marketing and operations to which she brings over 20 years of experience.

Prior to launching Urban-X Group, in 2006, Ms. Penabad was general counsel to Leviev Boymelgreen Developers (LBD), an Israeli-based real estate partnership. She managed both project related and partnership legal issues in Florida. She led LBD in its corporate affairs, refinancing efforts for its entire Florida portfolio and then sale of these assets. Ms. Penabad was also responsible to manage project and properties for LBD in areas such as condominium sales, commercial leasing, contract negotiations and entitlements. She guided LBD through its development of the Marquis Condominium and other Florida projects, its transition in management, restructuring and eventual buy-out/sale by its members. She was lead attorney on transactions involving more than \$750 million of real property for LBD. Ms. Penabad was awarded the Top Dealmaker, Real Estate Finance 2008 Award in South Florida by the Daily Business Review for her efforts in the refinancing and repositioning of LBD's portfolio. She was also recognized in "40 under 40" list of achievers in the *South Florida Business Journal*.

Following her involvement with LBD, Ms. Penabad became a founding manager and member of Hellinger Penabad Companies, LLC (HPCO). Through HPCO, Ms. Penabad focused on implementing solutions to turn around some of the most troubled real estate projects in Miami-Dade County including *Paramount Bay*, and the *Oaks at Biscayne Landing*. Ms. Penabad has a Bachelor's degree in International Finance and Marketing and a law degree from the University of Miami, School of Law.

Urban-X Group was formed to signify the founding partners principal to build better communities and urban living in South Florida. Ms. Penabad's current focus is the design and development of River Landing Miami. River Landing Miami is a mixed used project in the City of Miami's urban core, on 8.1 acres in Miami's Health District consisting of over 360,000 sf of retail, 135,000 square feet of office and 528 apartment rental units – all in a 2.2 million square foot development. Ms. Penabad has played a key leadership role in the acquisition of River Landing and its entitlements and design. River Landing has evolved during acquisition, due diligence, initial design and pre-leasing and schematic design. Ms. Penabad led each of these phases.

Kathleen S. Moorman

Corporate Vice President of Real Estate, Baptist Health South Florida

Vice President of BHE Real Estate & Development Corp. Vice President of Baptist Health Enterprises

Ms. Moorman is experienced in commercial real estate, specializing in property management, leasing of retail, office, and industrial buildings. She has been involved in the development of medical office buildings, outpatient facilities, and retail shopping centers. She presently oversees a portfolio of over 2.7 million square feet, which consist of medical office buildings, outpatient clinical facilities, hospital administrative facilities, physician offices, and residential

apartment complexes. She specializes on articulating and developing marketing plans for properties, budget formulation and analysis, cost control, lease analysis, and systematically evaluating the financial performance of the department.

Prior to joining Baptist Health of South Florida, Kathleen was the Director of Asset Management for Berkowitz Development Group. She managed and leased several shopping centers located in Aventura, South Miami, and Kendall areas, with a portfolio consisting of 1.2 million square feet.

In addition, Ms. Moorman was an associate portfolio manager with Cushman & Wakefield of Florida, Inc., where she oversaw the management and leasing of their clients' portfolios, specializing in office buildings, industrial, and retail shopping centers. She also developed and implemented the leasing and marketing plans for several properties.

Ms. Moorman is a graduate of Florida International University with a degree in Business Administration and a graduate of Florida State University with a degree in English. She has a real estate broker's license and is a member of the Association of Commercial Real Estate Women, CIASF, and BOMA.