

**The Westside Urban Forum Presents**  
**“Friend or Foe: How will AI affect urban development in LA?”**  
Thursday March 21st, 2024

## Panelists

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### **Dylan Emmett**

Partner, Fifth Wall City of Santa Monica

Dylan Emmett is a Partner on the LP Coverage & Capital Markets team at Fifth Wall, where he drives innovation and value creation for our corporate partners.

Prior to joining Fifth Wall, Dylan was an Engagement Manager at McKinsey, where he drove impactful marketing and sales transformation initiatives for Fortune 500 companies. Dylan also previously led pricing and M&A efforts at Edcon, the largest apparel retailer in southern Africa.

Dylan grew up in South Africa and lives in Los Angeles with his wife and two young kids. He earned an MBA from Harvard Business School and a Bachelor of Business Science in finance from the University of Cape Town.



### **Gregory Kajszo**

Innovation Project Manager, City of Glendale, CA

Greg is the inaugural Innovation Project Manager for the City of Glendale, California. He uses research, data, and design to streamline city operations and improve the quality of life for residents and staff.

Greg serves as a Co-Chair for the national MetroLab GenAI Task Force. He has trained City Managers across Los Angeles County on the basics of generative AI, and has helped develop guidelines for its use in Glendale. His videos on innovative AI uses have garnered millions of views on Instagram and TikTok.

When the Safer at Home Order for Control of COVID-19 was placed in LA County, Greg quickly centralized paramedic case data across 12 cities of the Verdugo Fire Communications Network. This allowed stations across the County to track and rotate out paramedics exposed to the virus and earned Greg a Recognition of Outstanding and Invaluable Service to the Community from the U.S. House of Representatives.

He attended the University of Southern California, where he received two Master's degrees in Public Administration and Urban Planning.

### **Matthew Thompson**

Designer, Symmetric Properties

Matthew is a real estate developer working in Los Angeles who uses data-driven strategies and rigorous analysis of zoning and land use regulations to drive meaningful opportunities for housing production while creating compelling spaces that enhance the built environment. Currently he is a Co-GP of a new 134 unit ground-up development being planned in Hollywood, as well as several other projects in various stages of planning.



Matthew has over 15 years of experience across finance and real estate. An expert in zoning and entitlements, he has worked in a range of different development roles over the years; from leading projects at a family-office developer of supermarket-anchored shopping centers, to consulting on tax-credit financed seismic retrofits of historic apartment buildings.

Most recently he was Analytics Lead at Zenerate, a VC-backed AI-driven proptech company which uses generative design to automate feasibility studies. Over the course of his two years at Zenerate, Matthew gained a nuanced understanding of the zoning and geospatial data landscape as he played a leading role in building Z-maps, a map-based site analysis and entitlement tracking tool. He currently serves as an Advisor to a financial modeling proptech startup called Phosphor, and is Chair of ULI-LA's Adaptive Reuse Subcommittee.

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### **Melvin Williams**

Regional Practice Technology Leader- West, HKS

As the Regional Practice Technology Leader - West at HKS Inc., Melvin applies his architectural-practice and consulting background in the AEC/O field to improve HKS project delivery using advanced BIM technology. His work involves guiding the strategic implementation of BIM and interoperable technology strategies for project pursuits to project delivery and construction administration. Staying in step with industry technology trends, Melvin is responsible for guiding



and encouraging the use of interoperability strategies, Autodesk products, and adhering to Revit best practices. His interest in AI and immersive technologies like XR contributes to better project workflows for collaboration and 3D visualization. Through his efforts, Melvin plays a significant role in anticipating project needs. Through his team, he helps to advance technology and its adoption at HKS Inc.

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## Moderator

### **Shazeda Ahmed**

Post Doc Researcher, UCLA

Shazeda Ahmed is a Chancellor's Postdoctoral Fellow in the Center on Race and Digital Justice at the University of California, Los Angeles.



She holds a Ph.D. from the University of California, Berkeley's School of Information. Her research has explored how tech firms and the Chinese government co-produced the country's social credit system, the political economy and human rights implications of emotion recognition technologies in China, applications of artificial intelligence in Chinese courtrooms, and the epistemic culture of the emerging field of AI safety.

Previously, she has been a research fellow at Upturn, the Mercator Institute for China Studies, the University of Toronto's Citizen Lab, Stanford University's Human-Centered Artificial Intelligence (HAI) Institute, NYU's AI Now Institute, and Princeton University's Center for Information Technology Policy.