ATTACHMENT 4

#16

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Q1

Full Name:

James V Peters, CLU, ChFC

Q2

Indicate the name of the Committee you are interested in serving on:

Finance and Pension Advisory Committee

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

I am eager to serve on the Finance and Pension Advisory Committee because I am deeply committed to supporting sound financial planning and providing strategic guidance on pension systems to ensure their sustainability and efficiency. With over 32 years of experience in financial advising, including wealth management, retirement planning, and investment strategies, I have developed a comprehensive understanding of how important financial decisions impact both individuals and institutions.
Throughout my career, I have worked closely with individuals, families, and business owners to navigate complex financial landscapes, emphasizing long-term financial security, tax-efficient investment strategies, and retirement preparedness. These experiences have equipped me with the skills to assess, evaluate, and recommend effective solutions for pension plans and broader financial management strategies.
Serving on this committee would allow me to contribute my expertise to help improve the financial health of Costa Mesa, ensuring that pension plans remain strong and provide security for all employees involved. I am particularly passionate about finding balanced, practical approaches to finance and pension management that align with both short-term needs and long-term goals, helping to create sustainable outcomes for future generations.
I am confident that my background in financial advisory services, coupled with my professional designations as a Chartered Life Underwriter (CLU) and Chartered Financial Consultant (ChFC), would enable me to offer valuable insights on financial planning and risk management. I would be honored to contribute to the important work of the committee, helping to shape policies that ensure the financial well-being of those relying on the pension system

Q4

As a Committee member, what ideas or projects are of interest to you?

As a financial advisor with extensive experience in retirement planning, wealth management, and tax-advantaged investment strategies, I am particularly interested in projects that promote the long-term financial security and sustainability of pension plans. Below are several key areas I would be excited to contribute to:

1. Enhancing Pension Plan Sustainability

One area I'm passionate about is evaluating and improving the long-term sustainability of pension plans. This could involve conducting stress tests to assess how different market conditions, demographic shifts, or economic downturns may impact the solvency of pension systems. I would be eager to collaborate on projects that seek to develop strategies for ensuring pension plans remain adequately funded and meet future obligations.

2. Optimizing Investment Strategies for Pension Funds

I am particularly interested in exploring investment strategies that optimize returns while managing risk, particularly in an environment of fluctuating interest rates and market volatility. Identifying and recommending diversified investment portfolios that balance risk, return, and liquidity needs for pension funds would be an exciting project. Additionally, incorporating tax-efficient investment practices into pension management to maximize returns for participants would be an area I'd like to focus on.

3. Retirement Planning and Financial Literacy Initiatives

Educating both pension beneficiaries and the wider community about retirement planning, financial literacy, and understanding their pension benefits is crucial. I'd be interested in spearheading initiatives aimed at improving financial literacy, helping individuals better understand their pension plans, and providing clear strategies for maximizing their retirement income. By addressing knowledge gaps and promoting informed decision-making, we can ensure that beneficiaries are better prepared for retirement.

4. Reviewing and Modernizing Pension Structures

Pension plans often face challenges as they attempt to keep up with changing work patterns, longer life expectancies, and evolving economic conditions. I am interested in collaborating on projects that assess the current pension plan structures and explore ways to modernize them. This could involve evaluating the potential for hybrid pension models that combine defined benefit and defined contribution features, as well as assessing the viability of offering more flexible retirement options to participants.

5. Exploring Pension Plan Access and Equity

Another area of interest for me is ensuring equitable access to pension plans for all individuals, including those in underrepresented or underserved communities. Projects focused on broadening participation in pension plans, addressing disparities, and improving the inclusivity of retirement benefits would be rewarding and impactful. I believe that fostering greater access to retirement savings opportunities will contribute to the overall well-being of communities.

In summary, I am passionate about projects that advance the sustainability, efficiency, and inclusivity of pension systems while ensuring they remain resilient in the face of evolving economic challenges. I look forward to collaborating with fellow committee members to shape policies and projects that safeguard the financial future of all beneficiaries.

Q5

Optional Resume:

Resume.docx (17.2KB)

James V. Peters, CLU, ChFC
Private Wealth Management Advisor
[redacted]

SUMMARY

I am a seasoned financial advisor with over 32 years of experience in wealth management and tax-advantaged investment strategies. Specializing in retirement planning, investment management, and providing personalized financial advice to individuals and business owners. Known for building long-term client relationships and delivering tailored financial solutions.

EXPERIENCE

Grace Wealth Management – Irvine, CA
Private Wealth Management Advisor
May 2012 – Present (12+ years)

- I specialize in retirement planning and investment management for individuals and business owners.
- Provide comprehensive financial services including asset management, estate planning, and tax-advantaged investment strategies.
- Develop personalized financial plans based on client goals, helping them achieve financial independence and security.
- Foster long-term relationships by offering regular financial reviews and proactive planning.
- Collaborate with clients to create customized strategies for wealth growth, tax minimization, and retirement readiness.

Fraser Financial Group – Irvine, CA
Financial Advisor
Sep 2001 – May 2012 (10+ years)

- Advised clients on wealth accumulation, tax-efficient investment strategies, and retirement planning.
- Assisted clients in structuring their financial plans to maximize growth while minimizing risk.
- Built and maintained strong client relationships, offering tailored solutions to meet both short-term and long-term financial goals.

Northwestern Mutual – Irvine, CA
Financial Advisor
Oct 1992 – Sep 2001 (9 years)

- Provided personalized financial advice in life insurance, retirement planning, and investment management.
- Assisted individuals and families in creating financial strategies for long-term security and wealth preservation.
- Built a strong client base by delivering reliable, customer-focused financial solutions and services.

EDUCATION

Biola University – La Mirada, CA
Bachelor's Degree, Marketing
1988 – 1993

Brethren High School – Huntington Beach, CA

LICENSES & CERTIFICATIONS

- **Chartered Financial Consultant (ChFC) –** The American College of Financial Services
- **Chartered Life Underwriter (CLU) –** The American College of Financial Services

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SKILLS

- Wealth Management
- Financial Net Worth Statements
- Retirement Planning
- Budgeting
- Tax-Efficient Investment Strategies
- Client Relationship Management
- Estate Planning
- Debt Analysis
- Risk Management
- Medical Expense Solutions

- Financial Planning
- Investment Management
- Tax Analysis
- Retirement and Cash Flow Projections

PROFESSIONAL ASSOCIATIONS

- Member, **The American College of Financial Services**
- Member, **National Association of Personal Financial Advisors (NAPFA)**

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Page 1

Q1

Full Name:

SYED ZIA HUSSAIN

Q2

Indicate the name of the Committee you are interested in serving on:

Animal Services Committee,

Active Transportation Committee,

Fairview Park Steering Committee,

Finance and Pension Advisory Committee,

Housing and Public Service Grants Committee,

Traffic Impact Fee Ad Hoc Committee

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

I am undergraduate in Urban Planning and becoming a part of the Costa Mesa City Committee can help me understand and learn more about the real-world projects and issues faced by the City.

Q4

As a Committee member, what ideas or projects are of interest to you?

I would like to incorporate my studies and would like to participate in the best of my abilities and knowledge to contribute to the best possible feedback and input I can provide.

Q5

Optional Resume:

SZH-URP-CM.pdf (400.4KB)

SYED ZIA HUSSAIN

Member of Mobile House Park Advisory Committee at City of Costa Mesa

City of Costa Mesa, CA [redacted]

PROFESSIONAL PROFILE

Devoted and team-oriented ESFJ personality type with over 2 years of hands-on involvement in, urban planning, community involvement, and project supervision. Described as warm-hearted and paying attention to clients, and do well with team members in the effort to accomplish defined objectives. Skilled in data analysis, organizing and conducting research, preparing data visualization of research finding of projects in compliance with municipal codes and policies. Expert in performing practical studies like social survey, or case study of urban environment. Seeking to adopt practical experience and utility-focused mind-set towards achieving defined project goals.

EDUCATION

- **Bachelor of Science in Urban and Regional Planning** *2025*
  Cal Poly Pomona, California, United States
- **Associate Degree in Architecture** *2019*
  Orange Coast College. California, United States
- **Associate Degree in Event Management** *2016*
  Orange Coast College. California, United States

RECREATIONAL PROJECTS

Creative Brain (After School Program) *Feb - updated*

- Teach classes for Art, animation, and music at the Advanced Learning Academy, Santa Ana, CA.

Community Service Leader II | City of Costa Mesa (Recreational Dept) Part-Time *Jan – Mar 2024*

- Supporting the R.O.C.K after-school program by actively positive learning environment and
- Demonstrating self-motivation and teamwork skills to collaborate effectively with colleagues and program participants.
- Assisting in on-field program planning and maintaining detailed records, including daily schedules, logbooks, and work hours.
- Supervising student check-ins and check-outs, coordinating activities, conducting fire drills, and providing assistance with homework, arts and crafts, and recreational games.

Student Connect SoCal Community Outreach | SCAG Project *May 2023 – Jun 2023*

- Engaged with the public to encourage survey participation and conducted interactive street events to gather community feedback.
- Researched potential locations for future surveys and provided strategic recommendations to enhance outreach efforts.

INTERNSHIP EXPERIENCE

Planning Aide Intern | Cal Poly Pomona Facility Planning and Management, CA

- Maintained accurate records and organized files to ensure efficient access to project documentation and information as may be needed.
- Conducted cold calls to gather relevant data, created detailed figure-ground drawings, and performed comprehensive site and data analyses to support project planning.
- Prepared and printed architectural drawings, authored detailed reports, and handled various administrative tasks to assist in daily operations.

Administrative Intern | City of Tustin Department of Community Planning, Tustin, CA

- Reviewed variance applications, conditional permits, and design reviews to ensure compliance with planning standards and regulations.
- Conducted quality control checks and updated code files to maintain accuracy and consistency within project documentation.
- Analysed and evaluated General Plans, zoning ordinances, subdivision plans, and environmental reports to support informed decision-making.

SKILLS

Communication | Interpersonal Relation | People Management | Project Support | Report Writing | Urban Planning | Urban Design | MS Office | SketchUp | Rhino | AutoCAD | Adobe Creative Suite | Micro-Station | ArcGIS | InDesign | Research | Customer Service | Marketing and Sales | Organizational Skills | General Clerical Tasks | Data Management | Data Entry | Data Visualization

MEMBERSHIP

- Member of Mobile Housing Committee, City of Costa Mesa, CA
- American Planning Association

ACHIEVEMENT:

- Fonder of “Smart City Developers” (Students and young professionals NP organization. Organize seminars, produce documentaries, and community development projects)
- Smart City Developers - YouTube (channel)
  https://www.youtube.com/watch?v=6hnuY80V_PM&t=18s
  https://www.youtube.com/@ocsmartcitydevelopers6812

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Q1

Full Name:

Daniel Morgan

Q2

Indicate the name of the Committee you are interested in serving on:

Finance and Pension Advisory Committee

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

I am interested in serving on the Finance and Pension Advisory Committee for Costa Mesa because I am passionate about fiscal responsibility, long-term financial planning, and ensuring the economic sustainability of our community. As a financial professional with expertise in market analysis and risk assessment, I believe my skills align well with the committee’s objectives in providing oversight and guidance on financial and pension-related matters.

Q4

As a Committee member, what ideas or projects are of interest to you?

As a member of the Finance and Pension Advisory Committee, I am particularly interested in projects that ensure the long-term financial health of Costa Mesa while maintaining a competitive and sustainable benefits structure for city employees. One key area of focus is striking the right balance between fiscal responsibility and offering attractive compensation and benefits packages that allow the city to recruit and retain top talent.

Maintaining a well-funded pension system is critical, but it must be done in a way that aligns with the city’s overall financial strategy and does not overburden future budgets. I am interested in exploring data-driven approaches to pension funding, cost containment strategies, and innovative benefits structures that enhance employee satisfaction while safeguarding the city’s financial stability.

Additionally, I see value in enhancing transparency in financial decision-making, ensuring that Costa Mesa residents understand the trade-offs involved in budget and pension planning. Exploring best practices from other municipalities, assessing investment strategies for pension funds, and leveraging financial forecasting tools to guide long-term decision-making are all areas where I believe I can contribute.

By balancing prudent financial management with a competitive employment environment, we can help ensure Costa Mesa remains a thriving and well-run city, both now and in the future.

Q5

Optional Resume:

Daniel%20Morgan's%20Resume.pdf (190.8KB)

Q6

Contact Information:Note: This contact information will not be posted on the City's website or distributed to the public. However, this information is still subject to release pursuant to the California Public Records Act.

Name:
Address:
City/Town:
ZIP/Postal Code:
Email Address:
Phone (cell):

[redacted]

Q7

Signature Required:

By checking this box and typing my name below, I am electronically signing my application.

Q8

Full Name:

Daniel Morgan

DANIEL T. MORGAN

[redacted]

EXPERIENCE

MARTERRA GROUP **April 2017 – Present**
Principal, Costa Mesa

- Responsible for all day-to-day management activities for Marterra Real Estate, a residential brokerage with +$500M in transactions, Marterra Properties, a single and multifamily property management company with +$250M under management, and Marterra Ventures, an investment/development company. Responsibilities include capital raising (equity and debt), acquisitions, leasing, marketing, supervising renovations, development, accounting, and corporate regulatory compliance
- Valuation consulting for Institutional Property Advisors (Marcus and Millichap), Stream Realty Advisors, and ARA Newmark

CLEARWATER SENIOR LIVING **July 2016 – April 2017**
Director of Acquisitions, Newport Beach

- Responsible for sourcing and executing a programmatic acquisition/joint venture of 8 Independent Living communities/development opportunities across the western United States with an institutional multifamily developer, with an estimated transactional value of +$400M
- Manage acquisitions process including deal sourcing, financial analysis, due diligence, Investment Committee approval, and transaction management in addition to equity and debt placement

LEHMAN BROTHERS HOLDING INC. **June 2013 – June 2016**
Vice President, Irvine

- Manage a +$400M portfolio of real estate primarily consisting of residential land located in Orange County, the Inland Empire, Arizona, and Colorado
- Evaluate portfolio and develop/execute strategy to maximize recovery in the shortest period of time while mitigating risk for the Lehman Estate through physical improvements, progressing entitlements, and other efforts to improve the marketability of assets
- Manage disposition process, including, broker selection, offering package creation, best and final interviews, bid selection, PSA negotiation and drafting, due diligence, and escrow
- Prepare and present business plans, alternative strategies, and disposition memorandums for/to the Lehman Brothers Board of Directors
- Develop and maintain relationships with various city and county officials, brokerage communities, developers, and capital sources
- Oversee underwriting and valuation of debt and equity positions of the West Coast Land Portfolio

APARTMENT REALTY ADVISORS **April 2012 – June 2013**
Sr. Financial Analyst/Team Manager, Irvine

- Developed pipeline of deal flow through farming and networking with property owners, operators and investors
- Managed the creation of financial analysis, Broker Opinion of Values, Offering Memorandums, feasibility analysis, market studies and marketing proposals
- Presented financial analysis and market analysis to potential clients during listing presentations
- Coordinated due diligence and served as the liaison between buyers and property seller
- Developed a predictive rent analysis utilizing a polynomial regression analysis for development sites and value-add multifamily properties to identify and quantify opportunities

LENNAR CORPORATION, ALISO VIEJO (NYSE: LEN) **July 2008 – April 2012**

Five Point Communities | Mergers & Acquisitions/ Asset Management **July 2009 - April 2012**

- Selected as a founding member of Five Point Communities, a Lennar spin off responsible for managing and developing some of its largest and most complicated mixed use real estate asset holdings, including the Great Park Neighborhoods (Irvine, CA), Newhall Ranch (Valencia, CA) and a portfolio of San Francisco properties (Treasure Island, Hunters Point, & Candlestick Point). In aggregate, these assets comprise over 10MM sf of planned commercial real estate space and over 50,000 homesites
- Created institutional quality opportunity memorandums, statement of qualifications, and investor presentations
- Conducted financial analysis for acquisitions, dispositions, vertical development opportunities, debt placements, equity raising efforts, and proposed joint ventures

154 BROADWAY, COSTA MESA, CA 92627

- Valued a wide variety of assets including developed and undeveloped land, office, retail, industrial, multifamily residential and single family residential, public utilities, golf courses, and other securitized assets

Lennar | Mergers & Acquisitions Analyst/ Asset Management **July 2008 – July 2009**

- Lead portfolio analyst for the Morgan Stanley Rialto (MSR) Joint Venture. The Joint Venture managed a $525M portfolio of over 11,000 homesites across the nation
- Lead analyst for the LandSource bankruptcy acquisition (Newhall Ranch)

PARAGON MANAGEMENT COMPANY – Privately Held Real Estate Investment Firm

Acquisitions / Asset Management Analyst, San Diego, CA **2007 – 2008**

- Responsible for underwriting, deal sourcing and due diligence for acquisitions of multifamily, retail, single family development, and industrial properties
- Authored asset specific Investor Updates that analyzed project performance and local market conditions for investor communications

CENTEX HOMES (NYSE: PHM)

Inland Empire Division | Research and Development Associate, Corona, CA **Summer 2005/2006 - 2007**

- Created business plans for the acquisition of subcontractors and their inclusion in the Centex supply chain
  - Projects included: vertically integrating finished carpentry, sourcing light fixtures direct from China

EDUCATION

UNIVERSITY OF CALIFORNIA IRVINE | Paul Merage School of Business **2008 - 2011**

Master of Business Administration

- Fully Employed Program – Emphasis in Finance & Real Estate
- Polaris Competition – Equity Fund Management Competition, Team Captain
- AGC CUP – Mergers and Acquisitions / Investment Banking case study competition – 2nd Place of 15 teams
- Advance course work – Capital Markets, Investments, Macro Economics, & Corporate Finance

UNIVERSITY OF SAN DIEGO | School of Business Administration **2002-2006**

Bachelor of Business Administration, Marketing & Finance Emphasis

- Dean's List First Honors
- Scholar Athlete: Varsity Cross Country

ADDITIONAL

- **Licensed California Broker:** 01901285
- **Skills:** Advanced Excel, Argus, MS Project, MS Visio, MS Office Suite, SharePoint, financial modeling, economic forecasting, blue print reading, residential takeoffs and estimating, CFD analysis, & School Fee analysis
- **Speaking:** CFO/COO IMN Forum (West), Side Inc Side by Side Conference, Seminar in Management of the Real Estate Enterprise at the Paul Merage School of Business on topics related to real estate valuation and financial analysis
- **Professional and Public Involvement**: Orange County Planning Commissioner (2nd District)

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Q1

Full Name:

Luke Ziegenmeyer

Q2

Indicate the name of the Committee you are interested in serving on:

Finance and Pension Advisory Committee

Q3

Indicate why you wish to serve on this Committee. Provide any experience or qualifications you may possess that you think would be beneficial to this Committee. A resume (optional) may be attached.

My wife and I have lived in Costa Mesa since 2018, and we love this city that our two kids are now growing up in.

I have fifteen years of experience in financial strategy positions, including real estate lending and commercial banking. Throughout my career, I have held leadership roles that required strategic financial oversight, including companywide P&L management, revenue forecasting, and implementing financial controls to ensure sustained profitability. I believe that this professional experience will enable me to effectively evaluate and advise on financial decisions and budgeting for the City of Costa Mesa, within this role on the Finance and Pension Advisory Committee.

In addition, I have experience participating on several industry and nonprofit committees, including state and national advisory committees. This exposure has prepared me to be an effective contributor in these types of roles.

I am confident that my professional experience, as well as my time as a resident and homeowner in Costa Mesa, will allow me to contribute meaningfully to the Finance and Pension Advisory Committee. I am committed to helping ensure the City's continued financial health, effective budgeting and investing strategies.

LinkedIn Profile: https://www.linkedin.com/in/lziegenmeyer/

Q4

As a Committee member, what ideas or projects are of interest to you?

My interest in this role is the opportunity it provides me to assist my City in continuing to make financially prudent decisions that ensure the long-term health of Costa Mesa as a whole.

Q5 **Respondent skipped this question**

Optional Resume:

Q6

Contact Information:Note: This contact information will not be posted on the City's website or distributed to the public. However, this information is still subject to release pursuant to the California Public Records Act.

Name:
Address:
City/Town:
ZIP/Postal Code:
Email Address:
Phone (cell):

[redacted]

Q7

Signature Required:

By checking this box and typing my name below, I am electronically signing my application.

Q8

Full Name:

Luke Ziegenmeyer
