



The Real Estate Roundtable

MEMORANDUM

January 20, 2026

TO: Homeland Security Task Force – Risk Management Working Group

FROM: Amanda Mason, Co-Chair
John Giacalone, Co-Chair
Chip Rodgers, Senior Vice President

RE: January 22, 2026 HSTF Meeting

We look forward to seeing you at a joint session of our Homeland Security Task Force (HSTF) and Risk Management Working Group (RMWG) on Thursday, January 22 in InterContinental- Wharf, 801 Wharf St SW, Washington, DC. The meeting runs from 8:30 AM - 12:00 PM, followed by lunch.

This meeting will focus on the current threat picture and updating the Task Force on recent strategies to address these evolving threats and manage risk.

We are pleased to be joined by Section Chief Debra Anderson and Intelligence Analyst Kamila Badat from the FBI's Criminal Division for briefings on three important issues: Homeland Security Task Force Overview, Foreign Terrorist Organizations (FTO) and Criminal Activity; and Sports and Gaming (in light of the World Cup).

To share ideas amongst Task Force members, Co-Chairs Amanda Mason and John Giacalone will lead a roundtable discussion on current threats to the sector. Roundtable Senior Vice President Chip Rodgers will provide an update on the reauthorization of the Terrorism Risk Insurance Act, scheduled to sunset on December 31, 2027.

Data centers have been described as the factories of the 21st-century economy, converting energy into processing capacity. With the proliferation and growing importance of data centers in the commercial real estate sector, we are pleased to devote a session to data center security. HSTF Co-Chair Amanda Mason will provide a briefing on the complex physical and digital security measures being utilized to secure these centers.

Artificial intelligence requires abundant, affordable computing power, and the intersection of AI, data center security, and counterintelligence presents unique security challenges. To discuss this, we are pleased to be joined by FBI Counterintelligence and Espionage Division Section Chief Joshua Obstfeld to provide us with a Counterintelligence Briefing on Artificial Intelligence.

Enclosed please find an agenda and speaker bios for the meeting. As always, these discussions are closed to the press and off-the-record, so we hope to engage each of you in a series of dynamic roundtable discussion on these and other relevant homeland security issues.



The Real Estate Roundtable

**SPECIAL JOINT SESSION
HOMELAND SECURITY TASK FORCE
RISK MANAGEMENT WORKING GROUP
MEETING**

Amanda Mason, Co-Chair
John Giacalone, Co-Chair

*InterContinental- Wharf
801 Wharf St SW, Washington, DC*

Thursday, January 22, 2026
8:30 AM – 12:00 PM ET

AGENDA

- 8:30 – 9:00 AM **Welcome / Opening Comments**
- 9:00 – 10:00 AM **FBI Criminal Division Briefing:**
- Homeland Security Task Force Overview
 - Foreign Terrorist Organizations (FTO) and Criminal Activity
 - Sports and Gaming (in light of the World Cup)
- Debra Anderson**, Section Chief
Kamila Badat, Intelligence Analyst
- 10:00 – 10:30 AM **Members' Roundtable**
- Amanda Mason**, Vice President, Intelligence, Related Companies
John Giacalone, Co-Chair VP, Global Safety and Security, Hilton Worldwide
Chip Rodgers: Update on Terrorism Risk Insurance Reauthorization
- 10:30 – 11:15 AM **Data Center Security**
- Amanda Mason**, Vice President, Intelligence, Related Companies
- 11:15 – 12:00 PM **Counterintelligence Briefing on Artificial Intelligence**
- Joshua Obstfeld**, Section Chief, FBI Counterintelligence and Espionage Division
- 12:00 PM **Meeting Wrap-up**

Bios:

**JOSHUA OBSTFELD
SENIOR EXECUTIVE FOR EXTERNAL ENGAGEMENT
FBI COUNTERINTELLIGENCE AND ESPIONAGE DIVISION**

Joshua Obstfeld joined the FBI in 2005 and currently serves as the FBI Counterintelligence Senior Executive for External Engagement, with a focus on congressional and executive branch engagement to highlight strategic threats, FBI action, and potential policy responses. Josh has served separately as Senior National Intelligence Officer for both China and for Emerging and Disruptive Technologies, and from 2021-2024, he led the FBI Newark Division's Intelligence Branch where he was responsible for analysis of all threats in the State of New Jersey.

Josh holds an MA in International Relations from the Johns Hopkins University School of Advanced International Studies, and a BA from Johns Hopkins University.

**DEBRA ANDERSON
SECTION CHIEF, CRM INTELLIGENCE PROGRAM
CRIMINAL INTELLIGENCE SECTION I
FBI**

In January 2024, Debra Anderson joined the FBI's Criminal Division (CRM) as the Section Chief of CRM's Intelligence Program – Criminal Intelligence Section I. In this role, she oversees intelligence analysis and production focused on criminal threats related to violent crimes, transnational criminal organizations, and gang-related violence. Her team is focused on providing impactful intelligence support concerning the threats from cartels, transnational gangs, and the fentanyl supply chain.

Before joining CRM, Debra served as the Senior Supervisory Intelligence Analyst for the FBI's Baltimore Division. In this role, she served as the Intelligence Program Manager, the primary intelligence advisor to the Special Agent in Charge and was responsible for intelligence production and foreign language personnel across all of Baltimore division's threats and program areas spanning Maryland and Delaware.

In November 2020, Debra served as the Assistant Section Chief (ASC) for the FBI Counterterrorism Division's Counterterrorism Analysis Section. As ASC, Debra oversaw teams of strategic analysts responsible for finished intelligence, briefings, engagement, and furthering understanding of the spectrum of CT threats facing the United States. In January 2019, Debra was the Unit Chief of the FBI's Domestic Terrorism Analysis Unit, and before this, she served as the Unit Chief for the FBI's Syria-Iraq Terrorism Analysis Unit from March 2017 to January 2019. Her unit was part of the FBI's Syria-Iraq Task Force (SITF) which was established in May 2014 in an effort to develop and implement proactive measures to mitigate threats to the Homeland and US interests abroad emanating from the conflict in Syria and Iraq, and to synchronize FBI and key partner efforts at home and abroad.

Debra entered on duty with the FBI in July 2004 and was assigned to the Counterterrorism Division, where she worked as an Intelligence Analyst, Supervisory Intelligence Analyst, and subject matter expert on Iraq, Syria, and broader Middle East matters. Debra graduated from the University of Rhode Island in 1992 with a BA in History, and went on to earn a Master's Degree in 1995 in International Affairs and US Foreign Policy from American University's School of International Service.

Debra is married and has two children.

