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Greater Buffalo Building Owners & Managers Association Announces the 2013 BOMA Award Winners

(Buffalo, NY – October 7, 2013) – The Greater Buffalo Building Owners & Managers Association (BOMA) recently celebrated its annual BOMA Awards during a recognition luncheon at the Webb Building in downtown Buffalo. Over 90 BOMA members and colleagues attended to celebrate the outstanding performance of commercial real estate professionals and companies in eight categories.

The BOMA awards represent both the companies that help grow the Buffalo region by developing or renovating commercial buildings, creating jobs and servicing their tenants, and also the individuals who excel in their jobs and contribute to the success of their companies.

The complete list of 2013 BOMA Award recipients are as follows:

Property Manager of the Year

Michele Messina, McGuire Development Co.

Michelle started out her career in an unrelated industry, and through her hard work and business acumen has become one of the best property managers in Western New York. In a male-dominated field, Michele has courageously broke through the glass ceiling of corporate property management and proven herself a genuine and valuable resource to both McGuire Development and Buffalo BOMA.

Michele manages most of McGuire's clinical and critical care space which requires a high level of building and landlord performance. For a woman who had absolutely no experience in this business 10 years ago, she has learned the ins and outs of facility management, and performs in an exemplary fashion.

Michele joined BOMA in 2010 and was elected to the Board in 2013. She currently chairs the holiday party and programs committees. With Michele's guidance, BOMA meetings have taken a very positive direction, offering more building tours and dynamic topics for our members. Michele's "out of the box" thinking is inspiring and we value her input on the Board.

She is a fine example of getting out of an organization what you put into it. BOMA has helped add to Michelle's knowledge of the property management industry – providing her with many contacts, knowledge and ideas. In turn, Michelle supports BOMA through her involvement with event planning, recruitment, and management of the overall organization.

Distinguished Service Award

Richard A. Serra, Allpro Parking, LLC

We are proud to honor Richard Serra for his distinguished service to the commercial real estate industry and the supportive roll he plays in countless organizations in Western New York. Rick may be recognized for his recent celebrity roll in a Univera Healthcare advertisement, but in Buffalo, Rick Serra is stranger to none. He is at the top of his game, fully aware of what's happening in Buffalo. Rick is professional, gracious, always willing to lend a hand, and best of all, he likes to have fun!

Rick is the founder, principal and President of Allpro Parking, LLC, brings with him over 35 years of parking management experience. Since 2000 Rick has played an integral role in Allpro Parking's growth to 75 locations, 32,000 parking spaces and approximately 175 employees. Rick joined BOMA in 2006, and will soon be completing a 3-year term on the Board of Directors. He also serves on the BOMA programs, membership and golf committees. Rick shows his enthusiasm for BOMA by consistently sharing best practices and recommending innovative ideas to help improve BOMA offerings to our members and, of course, the bottom line of the BOMA association.

Rick and his wife, Diane, are the proud owners of Caramic's Bistro & Bakery. So, if you don't find Rick at his office, manning a parking lot for a Bills game on Sunday morning, or helping out at the Italian Festival, then you will probably find him welcoming guests at Caramic's. Rick's other professional affiliations include the New York State Parking Association; National Parking Association; International Parking Institute; Theater District Association; Alleyway Theater; Buffalo Place - Access Infrastructure task force; and President of Working For Downtown 2006 - 2008. Rick is a man of his word and a one of a kind!

Building Engineer of the Year

Dean A. Yerry, State University of New York at Buffalo

Dean began his career at UB in 1985 functioning as a locksmith. In 1994 he earned a new position and put all he had into a new supervisory role maintaining 2350 beds of student housing at 6 locations.

Today Dean supervises the maintenance of three student housing villages and our new award winning flagship residence, Greiner Hall. In addition, Dean is responsible for all locksmithing, electronic access, and fire detection system maintenance throughout UB Housing. Dean is a consummate problem solver, a person who shares his extensive knowledge and creativity with his staff, and someone who goes out of his way to help others anyway he can.

He is greatly respected by his staff, his colleagues (some of which are here today), and his boss and friend, Don Erb. He has made so many tangible contributions and put in so many productive and successful years of service in that a list of accomplishments would be hard to narrow down. The UB Housing System truly would not be where it is today without him.

Project of the Year

Bethune Lofts at The Buffalo Meter Company, Ciminelli Real Estate Corporation

Erected between 1915 and 1917 at a cost of approximately \$71,000, the building was the original home of the Buffalo Meter Company. In 1969, The Buffalo Meter Company moved from the building and in 1971 the building was purchased by the University at Buffalo to house the Department of Art, the Architecture Department and portions of the Division of Continuing Education. The building was renamed Louise Blanchard Bethune Hall, after the 1st professional woman architect in the United States.

Today, the building's central location, at the base of Hertel Avenue in the City of Buffalo makes it an ideal location for residential development. The site is just a one block walk to the LaSalle Mass Transit Sub Station which makes commuting to UB, Canisius, the Buffalo Niagara Medical Campus and the Central Business District very easy and economical. The University Heights neighborhood has seen recent infrastructure improvements creating an inviting new streetscape and adding to the amenities that the site already offers.

The building totals 100,000 sf and houses 87 loft style apartments in 1 and 2 bedroom configurations ranging from 700 - 1300 square feet in size. A penthouse style apartment occupies the 5th floor and offers exceptional city views. A fitness center, secured on-site parking, laundry, bicycle storage, hardwood floors, modern hardwood cabinetry, and functional electric fireplaces in select units combine to make living at Bethune Lofts very comfortable. As an adaptive reuse project, Ciminelli is pursuing LEED certification at the Silver Level.

Allied Member of the Year

Del Akers, Ignight Building Services

Del Akers, President of Ignight Building Services has been selected as BOMA's Allied Member of the Year due to his unwavering commitment to his customers. One client told the committee that "Del and Ignight Building Services have proven to be one of our top quality service vendors, successfully satisfying our needs in the building services industry over the last seven years".

Del models his business on the premise that your confidence is appreciated and he values the opportunity to serve his customers. . A major utility client told the awards committee that Del never puts his needs above that of the clients he serves. Despite a demanding business schedule which finds Del travelling between Michigan and New York constantly overseeing his business, Del has also been a frequent supporter of many of the BOMA programs and events. Ignight has supported our efforts with manpower and donations to support the golf outings, is always available to help with our committee work, and is an active member of the organization and an asset to the real estate community.

Del has also been a strong supporter of the Kevin Guest House in Buffalo, donating cleaning services to their Transplant Recovery Apartments. Del represents all of the positives of a good businessman, a supporter of his customers and someone who gives back to his community.

**Developer of the Year
Seneca Larkin Holdings, LLC, for Larkin Center of Commerce**

Most of us know the story of how John D. Larkin in 1875 began a modest soap factory in Buffalo that grew to national prominence in the early 1900's and from an architectural perspective reached its peak with its Frank Lloyd Wright - designed Larkin Administration Building. Like so many other industries in Buffalo, the company fell on hard times during the Great Depression, unable to cope with changes in competition and customer's buying habits – ceasing operations in the 1940's. The Administration building was demolished in the 1950's and the 1.3 million square foot main facility fell into disrepair.

Its resurrection as a thriving center of commerce and employment – part of the Larkin District that has become a destination for music, culture and fun called "Larkinville" - is in no small part due to the efforts of local developers Peter Krog, Gordon Reger and James Cornell. The Larkin Center of Commerce has been re-created with over 500,000 square feet of Class A office space housing professional services providers, community based organizations, medical support services and corporate office clients. The first \$6 million phase of the project included a total refurbishment and restoration of the façade of the complex, including window replacements to reveal the historic features of the facility in a highly visually pleasing way.

The continuing redevelopment and reuse of historic property in the City of Buffalo offers the best way to revitalize our economy and provide a solid foundation for sustained growth and prosperity of our area. BOMA salutes the vision and commitment of Seneca Larkin Holdings and presented partner James Cornell with the 2013 BOMA Buffalo Developer of the Year award!

**Corporate Responsibility Award
CBRE | Buffalo**

CBRE|Buffalo is a market leader in commercial real estate in Western New York and takes pride in being a leader in charitable service to the Western New York community.

The local Buffalo office brought the CBRE national program of Birthday Cakes for Homeless Children to Western New York through the Cornerstone Manor Shelter. Each month a CBRE|Buffalo employee delivers a birthday cake to each child having a birthday at the shelter. Since 2006 this program has provided nearly 300 cakes to children –making their birthdays a little brighter.

This year, CBRE|Buffalo committed to being a Future Leader with the Boys and Girls Club of Buffalo and their Great Futures program – providing \$1,000 per year for the next 5 years. They have also been a major sponsor for events held by Boys and Girls Club of Buffalo, Southeast Works and Buffalo Prep.

CBRE|Buffalo is a regular supporter of charitable organizations across Western New York including Ronald McDonald House, Wings Flight of Hope, Compass House, Catholic Charities, Suneel's Light, Hospice and others. Their employees have volunteered hands-on time for Habitat for Humanity, March of Dimes, Big Brothers/Big Sisters of Erie County and the SPCA Dog Walk. Jeffrey LiPuma, Managing Partner, CBRE/Buffalo, was present to accept the award.

Sustainability Award Center for Visual and Performing Arts - Daemen College

This building was opened to the public in October of 2012 and obtained LEED Gold certification in February 2013. It is an adaptive reuse of the former Marian Library on the campus which allowed the project to gain a number of LEED site credits. The Center utilizes green technology such as geothermal heating and minimizing the roof heat island effect. Additional credits for indoor air quality by utilizing low-emitting materials, water efficient landscaping & water use reduction, green power and the use of regional materials contributed to the high level of LEED recognition. The Center was made possible by a generous gift from Nancy and William Gacioch, for whom the building is named.

About Greater Buffalo Building Owners and Managers Association

Greater Buffalo BOMA is a not-for-profit trade association providing an array of services to commercial property professionals including education, networking opportunities, benchmarking data, legislative and regulatory advocacy and professional development. Greater Buffalo BOMA's membership consists of approximately 100 property professionals including building owners, facility managers and developers, as well as those providing services and supplies to the industry. Greater Buffalo BOMA is a federated chapter of BOMA International. Learn more at www.bomabuffalo.com

About BOMA International

The Building Owners and Managers Association (BOMA) International is a federation of 93 BOMA U.S. associations, BOMA Canada and its 11 regional associations and 13 BOMA international affiliates. Founded in 1907, BOMA represents the owners and managers of all commercial property types including nearly 10 billion square feet of U.S. office space that supports 3.7 million jobs and contributes \$205 billion to the U.S. GDP. Its mission is to advance the interests of the entire commercial real estate industry through advocacy, education, research, standards and information. BOMA International is a primary source of information on building management and operations, development, leasing, building operating costs, energy consumption patterns, local and national building codes, legislation, occupancy statistics, technological developments and other industry trends. Learn more at www.boma.org.

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