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**Building Owners & Managers Association of Buffalo Announces
2017 BOMA Award Winners**

(Buffalo, NY – November 15, 2017) – The Building Owners & Managers Association (BOMA) of Buffalo celebrated its annual BOMA Awards during a recognition luncheon at the Lexus Club in KeyBank Center. Over 80 BOMA members and colleagues attended to honor the outstanding performance of commercial real estate professionals and companies in five 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.

Mark Lempert of Ciminelli Real Estate Corporation was honored as Property Manager of the Year. Mark Lempert joined Ciminelli in 2012, bringing 30 years of experience within medical and banking industries. Mark defines the half glass full outlook that is infectious to all he encounters. His tenants and vendors consistently comment on his high level of customer service and professionalism. His attention to detail, responsiveness, and communication skills have made him a valuable asset and excellent resource for Ciminelli. He currently manages 9 Class A office buildings in Williamsville, New York (over 300,000 SF), as well as 9 Lifetime Health medical office buildings (over 170,000 SF) spread across the cities of Buffalo and Rochester, New York.

Mark works diligently on behalf of his owners as well as their tenants and strives to ensure everyone is treated and served at the highest level. Other notable achievements include successful planning and execution of a 350-person relocation, and development of an energy management program which resulted in \$100,000.00 annual savings. Congratulations to Mark Lempert, Property Manager of the Year!

Nate Melas, Ciminelli Real Estate Corporation - Building Services Employee of the Year

Nate Melas has worked with Ciminelli Real Estate Corporation for more than 10 years since graduating from Erie Community College with an Associate's degree in Building Management. He was a mobile service tech for eight years working on some of Ciminelli's most prestigious properties before moving on to service the brand new Conventus Medical building in 2015. Nate's passion for making his customers happy and his building operate efficiently comes through in the excellent work he produces on a daily basis at this highly visible site.

In 2015, Nate earned an SMT designation from the Building Owners and Managers Institute and more recently received his second class engineers license for the City of Buffalo. Nate's customers, subcontractors and teammates have come to know that once he is aware of an issue, it's just a matter of time before it's resolved.

Nate performs work at a high level every day. He is an integral addition to the building adding both his mechanical skills as well as people skills. Nate's positive efforts have not gone unnoticed by the tenants as well as the supervisors. Nate's "Get It Done" everyday work ethic and professional attitude are one of the main reasons he was nominated for this award by his peers.

Timothy Enser, Uniland Development Company, Inc. - Building Services Employee of the Year

Tim has been with Uniland for the past 4 ½ years and before that held a variety a posts within the commercial and hospitality real estate and hospitality industry. Tim's primary responsibility is the Engineers role at 200 Delaware, or the AVANT. In that role Tim "took over" a building and improved it with his strong organizational management skills and detail hands-on abilities. Tim has excelled at improving the building operation and efficiency, assisted in reducing operating costs and always puts in a full day of high energy achievement. Tim has created detailed logs and records for the building that act as guides and assist in the management of the building and shared those with other properties, all being solid examples of his dedication and achievement in the position. Tim also supervises on-site staff at 285 Delaware and 77 Broadway, where he has demonstrated a willingness to be a teacher and mentor as well as an enhancer of the Uniland asset.

Vendor Employee of the Year - Earl Manning, Ferguson Electric

Earl Manning is a project manager for Ferguson Electric and has been with the company for almost 14 years. Earl goes above and beyond expectations delivering on jobs. According to Mark McGovern of Buffalo Niagara Medical Campus, "Earl is not interested in making a sale, but rather helping a client and providing a full solution. He is very responsive and always willing to listen before making a recommendation."

Paul Muck, Facility Director at Praxair, also spoke from personal experience working with Earl. "He is always looking for ways to assist his customer. He has worked as our liaison to Ferguson on a number of important projects at Praxair and has been a great resource on ways to improve our electrical infrastructure in areas such as LED lighting and thermo graphic process. Earl understands our systems and has proposed a number of changes and enhancements to them," said Muck. Some of the clients Earl works with, but certainly not limited to, are General Mills, Children's Hospital Temperature Control, Buffalo Niagara Medical Campus, Cheektowaga Pump Station, Verizon Cell sites and Villa Maria College.

Outstanding Customer Service Award – Steve Hanaka, Modern Disposal Services

Steve Hanaka serves an account manager for Modern Disposal Services and calls many of Buffalo's most prestigious addresses clients due to his hard work and willingness to find answers in the complicated business of trash hauling. Some of our BOMA members have worked with Steve for many of his 20 years with Modern. Steve's service response is second to none! Steve works to solve problems, he cares about the process, he offers opinions where others have not.

According to Kevin Hassen, Property Manager with Uniland Development Company, Uniland was able to get a major trash handling dilemma at the Delaware North Building solved with Steve's experience and insight. "Steve is the consummate customer account professional."

Congratulations to Steve Hanaka on receiving the 2017 BOMA Buffalo Outstanding Customer Service Award!

Project of the Year - Hayes Hall, State University of New York at Buffalo

Robert Shibley, Professor and Dean of the University at Buffalo, School of Architecture and Planning was present to accept the Project of the Year award honoring Hayes Hall. Hayes Hall is a prominent

landmark at the University at Buffalo's city campus on Main Street and was constructed in the 1870s as the Insane Asylum for the Erie County Almshouse. UB acquired it in 1909 and converted it into an academic building in the 1920s, and renovated it again in the 1950s. The School of Architecture and Planning has called it home since 1977.

Hayes underwent a \$44 million, five-year renovation that included a complete exterior restoration and reimagining of the interior. It was named to the National Register of Historic Places on June 21, 2016 and achieved LEED Gold Certification by the U.S. Green Building Council on September 29, 2016, just shortly after opening.

About BOMA Buffalo

BOMA Buffalo 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 more than 125 real estate professionals including building owners, facility managers and developers, as well as companies that provide 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 90 BOMA U.S. associations and 18 international affiliates. Founded in 1907, BOMA represents the owners and managers of all commercial property types including nearly 10.5 billion square feet of U.S. office space that supports 1.7 million jobs and contributes \$234.9 billion to the U.S. GDP. Its mission is to advance a vibrant commercial real estate industry through advocacy, influence and knowledge.

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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