ASSOCIATE MEMBER CANDIDATES



Blake Lemoi
Director of Sales And Business Development, RM Landscape

Blake is a seasoned operations and digital strategy leader dedicated to helping businesses navigate complex digital transformations and align sales, marketing, and operations to build scalable, high-performing systems. By driving digital strategy, implementing advanced workflow automation, and optimizing CRM and lead-generation efforts, Blake provides organizational leaders with the clarity and operational structure needed to focus on sustainable growth, efficiency, and innovation.

Deeply rooted in Western New York, Blake is passionately invested in the region's economic vitality, local community fabric, and commercial real estate landscape. Having built a career bridging technology and operational execution across dynamic business environments, Blake brings a forward-thinking, collaborative perspective on commercial management, strategic governance, and community building to his local endeavors.

As a candidate for the BOMA Greater Buffalo Board of Directors, Blake is eager to support the organization's continued growth, expand membership and engagement, and apply his extensive expertise in technology, commercial operations, and business development. He believes strongly in the opportunity to elevate industry awareness, deepen member value, and help shape a thriving, future-ready commercial real estate community across Western New York.



Josh Librera
General Manager, D.V. Brown & Associates

Josh Librera is a lifelong Western New Yorker with a strong commitment to the Buffalo community. After spending several years living and working in New York City, Josh and his wife, Jourdan, made the decision to return home to Buffalo to raise their family. Since April 2015, they have lived on Richmond Avenue in the City of Buffalo with their two sons, Noa and Kai. Josh is deeply passionate about the City of Buffalo and believes

strongly in keeping his family's roots in the city while contributing to the continued growth and success of the community.

Professionally, Josh serves as General Manager of Service for D.V. Brown & Associates, where he is responsible for the overall management and financial performance of the Service Department, along with developing employees, recruiting talent, tracking performance, and maintaining a strong culture of customer service. A licensed Plumber in the City of Buffalo, Josh has built his career in the mechanical contracting industry through leadership positions in Buffalo and New York City, including roles in project management, operations, and executive leadership. He earned his bachelor's degree in business management from Niagara University.

Josh believes strongly in building relationships and bringing people and businesses together. His interest with BOMA comes from a desire to give back, volunteer his time, and use his leadership and communication experience to strengthen relationships within BOMA and throughout the broader Buffalo business community. He is particularly passionate about supporting local and privately-owned businesses, improving communication and engagement, and helping create stronger connections between BOMA members and the greater Buffalo community.



Matt Lynett
Senior Energy Advisor, EnergyMark, LLC

Matt Lynett is a Senior Energy Advisor with EnergyMark, LLC, where he has spent the past decade helping businesses navigate an increasingly complex and rapidly changing energy landscape. With more than 20 years of experience in the energy industry, Matt brings a combination of industry knowledge, relationship-building, and a practical, client-focused approach to every relationship he manages.

A lifelong Western New Yorker, Matt is an Amherst native and proud graduate of Amherst Central High School and Buffalo State University, where he majored in Business and minored in Criminal Justice. Today, Matt and his wife, Kate, reside in the Southtowns with their two daughters and dog Ruby.

At EnergyMark, Matt works closely with commercial and industrial clients to understand their day-to-day operational needs, energy budgets, and long-term objectives. His role extends well beyond energy supply. He focuses on educating clients, identifying opportunities, and connecting them with the programs, resources, technologies, and industry partners that can help them manage costs, improve efficiency, and make informed decisions in an ever-changing marketplace.

Matt also plays an active role in developing and managing EnergyMark's relationships with vendors, technology providers, contractors, utilities, and strategic partners. His goal is simple: bring the right people and resources to the table and help clients find practical solutions to their energy and operational challenges.

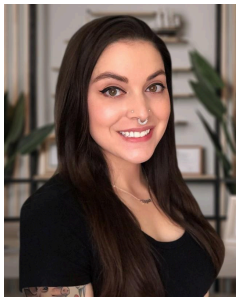
Beyond his professional responsibilities, Matt is deeply committed to giving back to the Western New York Community. He has volunteered with organizations including FeedMore WNY, Habitat for Humanity, SABAH, and other local community organizations. He believes that helping others and giving back are fundamental to who he is, both personally and professionally.

Matt has continued to invest in his own professional development and education, earning his **Certified Energy Manager (CEM)** credential, along with OSHA certifications and training in CPR and emergency response. He views continued education as an important part of staying ahead in an industry that is constantly evolving.

When he isn't working or volunteering, Matt is usually on the sidelines of a sports field coaching and supporting his two daughters, on a golf course, or at the hockey rink. He is also a lifelong Buffalo Bills and Buffalo Sabres supporter and takes great pride in being part of the Western New York Community.

Matt's connection to the region is a major part of who he is, which is why he is passionate about supporting organizations such as BOMA that provide education, advocacy, resources, and meaningful connections to their members and the broader community.

At the heart of Matt's approach whether working with a client, supporting a colleague, coaching his daughters, or volunteering in the community is the same philosophy: build relationships, create value, and find ways to help people and organizations succeed.



Cassandra Santa Maria
Marketing Director, A-1 Concrete Leveling & Foundation Repair

Cassandra serves as the Marketing Director for A-1 Concrete Leveling, bringing a strong background in strategic marketing, brand communications, and industry engagement. Deeply involved in the local business community, Cassandra has built an active presence within the Western New York commercial real estate network through her leadership at A-1 Concrete Leveling, a proud BOMA Buffalo member for over a decade.

Through consistent participation in BOMA Buffalo meetings, networking functions, and educational programs, Cassandra has developed a deep appreciation for the organization's mission to foster professional relationships, share critical industry knowledge, and advance commercial property standards. Working closely alongside company co-owner Nicole and the broader A-1 team, she brings a collaborative approach, a forward-looking marketing perspective, and a strong commitment to organizational growth.

As a candidate for the BOMA Greater Buffalo Board of Directors, Cassandra is eager to contribute her time, energy, and expertise to help the organization evolve, expand member engagement, and deliver lasting value to the Western New York commercial real estate community.



Don Turner
Sales and Marketing Representative, SERVPRO of the Southtowns

Don Turner works for SERVPRO of The Southtowns, West Seneca/Lancaster, and North Niagara County, helping Western New Yorkers recover from disasters in their homes and businesses.

Through SERVPRO, as well as BOMA Buffalo, Don has built relationships with property managers, building owners, and facilities professionals across the region. He believes BOMA Buffalo plays an important role in strengthening the local commercial real estate community through education, networking, advocacy, and collaboration.

As a board member, Don would bring an energetic, accessible, and service-minded perspective, with a commitment to listening to members, strengthening industry relationships, and helping BOMA Buffalo continue to be a valuable resource for its members and the Western New York commercial real estate community.

PRINCIAL MEMBER CANDIDATES



Claire Kreuz
Land Coordinator, National Fuel Gas Company

Claire Kreuz is a Land Coordinator with National Fuel Gas Company and has been with the company for three years. In her role, Claire manages property and land-related projects and works with a variety of internal and external stakeholders to support the company's operational and infrastructure goals. Her experience in project coordination, relationship management, and problem-solving has allowed her to successfully navigate complex projects while maintaining strong partnerships with property owners, contractors, and other stakeholders.

Claire has been an active member of BOMA Buffalo and currently serves on the BOMA Board of Directors. She has been actively involved in the organization's annual Golf Tournament for the past three years, most recently

serving as Golf Tournament Chair. In that role, she helped lead the planning, coordination, and fundraising efforts for one of BOMA's premier member events. Claire is passionate about creating opportunities for member engagement, supporting the growth of the organization, and contributing to programs and activities that provide value to BOMA members throughout the year.

As a current Board member, Claire is committed to advancing BOMA's mission through education, networking, and industry advocacy. She looks forward to continuing her service by contributing her leadership, enthusiasm, and dedication to the BOMA community while helping to strengthen the value the organization provides to its members.



Sam Palisano
Operations Manager, Lincoln Archives Inc.

Sam Palisano serves as the Operations Manager for the E-Waste Division and building manager for the data security operation at Lincoln Archives Inc. As a proud representative of the fifth generation of his family's business, Sam brings a deep-rooted commitment to operational excellence, secure asset management, and sustainable business practices.

Lincoln Archives Inc. and its sister companies provide a comprehensive suite of essential commercial and industrial services across the region, including document storage and shredding, secure electronics and medical waste disposal, commercial moving and storage, and cross-docking. Operating as a fifth-generation, family-owned and -operated enterprise, the company has long been a trusted partner supporting the operational needs of Western New York businesses and commercial properties.

As a candidate for the BOMA Greater Buffalo Board of Directors, Sam is eager to bring his extensive operational background, multi-generational business perspective, and dedication to industry standards to the organization. He looks forward to contributing to BOMA's continued growth, strengthening member engagement, and fostering valuable connections across the Western New York commercial real estate community.