



HOUSTON BOMA

2025 Annual Report

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A Word from our CEO

Bradley Elliott, MBA, CAE, IOM



Bradley Elliott, MBA, CAE, IOM

A Word of Thanks

As we reflect on 2025, I want to extend my sincere appreciation to **President Tiffany McSwain**, our Board of Directors, Houston BOMA Foundation leadership, committee members, annual partners and allied members, dedicated staff, and our membership. The accomplishments highlighted in this Annual Report are the result of your leadership, engagement, and commitment to Houston BOMA.

A Year of Impact and Momentum

Houston BOMA continued to strengthen its role as the leading voice for commercial real estate across Greater Houston. Throughout the year, we focused on delivering meaningful value through education, advocacy, community engagement, and connection, while positioning the organization for long-term stability and growth.

Education and Professional Development

Education remained a core priority. We delivered BOMI designation courses, foundational programs for property management and building engineering professionals, as well as a broad range of seminars and webinars, many of which were offered at no cost. These efforts reflect our commitment to professional development across asset types and career stages.



Advocacy and Industry Representation

Advocacy was a defining pillar of our work in 2025. Locally, we have engaged in permitting, code enforcement, property taxes, homelessness, and regulatory issues affecting commercial properties. We successfully advocated for updates to detention requirements, securing a meaningful win for owners and managers. We also engaged with Harris County officials on proposed permit and fire code fee increases to ensure member perspectives were represented.

At the state level, more than 30 Houston members participated in Texas BOMA Advocacy Day in Austin, meeting with 32 elected officials to advocate on issues including property taxes, homelessness, infrastructure, and related industry priorities. We also actively monitored and provided guidance on proposed construction trust fund and retainage legislation that ultimately did not advance.

Investing in the Future

Through the Houston BOMA Foundation, we continued to invest in the future of our industry. The Foundation awarded 15 scholarships, helping members advance their education and credentials and strengthening the commercial real estate talent pipeline.

Building Community

Our events remained a cornerstone of member engagement. In 2025, we hosted our largest Annual Awards event to date at a new location, the Marriott Marquis Houston, alongside a full calendar of membership meetings and networking opportunities that brought our community together.

Looking Ahead

Houston BOMA is well-positioned for the future. The work reflected in this report represents a strong foundation as we continue to expand our advocacy efforts, deliver relevant education, and strengthen our professional community.

Please reach out and get involved. If you would like to engage in any of these initiatives, call me at 713-266-5691 or email belliott@houstonboma.org.



MBA, CAE, IOM
Houston BOMA CEO

In 2025, We...

Advocated for our Industry

We represented our members on a wide range of local, state, and federal issues impacting commercial real estate, providing guidance on regulatory changes, operational challenges, and emerging policy proposals. Through coordinated advocacy at every level, Houston BOMA helped ensure the commercial real estate industry's voice was heard and protected.

Transformed Networking Into Lasting Relationships

We hosted three free membership luncheons and dozens of engaging events throughout the year, including Houston's largest property management EXPO with more than 200 exhibitors and 2,000 attendees, while creating meaningful sponsorship opportunities that drove real business connections.

Fueled Careers through Impactful Education

We delivered four BOMI designation courses and three annual courses, hosted two free seminars, and offered multiple free on-demand webinars. Members gained access to critical research on salaries, operating expenses, and market performance, giving them the tools to benchmark, plan, and lead with confidence.

Recognized the Excellence of Our Trailblazing Members

We celebrated the best in building operations, sustainability, leadership, and performance through TOBY Awards, BOMA 360, and BOMA Best, spotlighting the professionals and properties that continue to set the standard for our industry.

Delivered Real Impact to Our Community

Through the Houston BOMA Foundation, we awarded \$16,610 in scholarships, developed 16 professionals through Leadership Lyceum, empowered member leadership through 12 committees, expanded volunteer efforts with community partners, and strengthened Houston's Industrial and Medical Real Estate sectors through our Special Interest Groups.



Advocacy

Our advocacy work in 2025 remained steady, strategic, and large in impact. At the local level, Houston BOMA monitored, advocated, and provided guidance on critical issues affecting our members, including federal immigration sweeps at commercial properties, detention requirement updates, proposed Texas Construction Trust Fund legislation, and changes to Harris County permit and fire code fees. We continued to engage on building codes, permitting processes, homelessness, property taxes, and other evolving issues to ensure our members had timely, actionable information.

At the state level, Texas BOMA hosted a statewide Advocacy Day with more than 30 Houston members in attendance, providing a direct opportunity to meet with elected officials and share industry priorities. Texas BOMA also actively advocated on proposed lien law legislation and delivered education on Senate Bill 17, outlining foreign ownership restrictions and their implications for building owners across the state.

On the federal front, BOMA International continued to serve as a strong voice for the industry by advocating for the Energy Star Program and representing members at International Code Council hearings. Through formal comments on new code proposals, BOMA helped shape national standards that impact building operations, sustainability, and long-term asset performance.



Events and Education

BBQ Cook-Off

We kicked off the year with our third annual BBQ Cook Off, bringing together engineers, managers, service providers, and their families for a day of connection, competition, and great food.

EXPO

Our signature event at the George R. Brown Convention Center was another record-breaking success, with over 200 exhibitors and more than 2,000 attendees.

Social Events

We kept the energy going all year with social events at Karbach for our Crawfish Boil, summer networking at Austin's Backyard, and a pickleball celebration at the Solarium for our Annual Partners. We also launched our very first New Member Orientation.

Engineer All-Stars: Maintenance Olympics

Our 11th annual engineer competition took place at West Memorial Place on a picture-perfect day filled with competition, great food, and family-friendly fun.

Fundraisers: Business Exchange, BAC PAC Sporting Clays Tournament, and Foundation Golf Tournament, and Cornhole Clash

Our members expressed their generosity and support for our PAC and Foundation on a new level, creating new fundraising records.

Community Outreach

We launched Bridge the Gap: BOMA's Day of Giving with our 2025 community partner, The Bridge Over Troubled Waters, revitalizing their campus through hands on service. Our HPD Mounted Patrol Volunteer Day saw record participation, and members connected with students at area colleges and universities.



Events and Education

Building Tours

We welcomed members to an open house at our new Houston BOMA office in Wesleyan Tower, offering a first look at our new headquarters. Later in the year, we celebrated the BOMA BEST certification of 6400 Fannin with a special property tour.

Women in BOMA

The ladies of BOMA attended a seminar on overcoming imposter syndrome, enjoyed a behind-the-scenes tour at The Menil Collection, and closed out the year at the Houston Nutcracker Market.

Luncheons

Our three free-to-members luncheons featured timely topics including AI in commercial real estate, homelessness solutions with city leaders, and techniques for mastering memory. We also closed out the year with our Annual Awards Extravaganza.

Special Interest Groups (SIGs)

The Industrial and Medical Real Estate SIGs stayed active with happy hours for both groups, plus a Medical Real Estate lunch and learn on weather preparedness and a hands-on Stop the Bleed training.

Seminars and Webinars

We delivered impactful seminars on property partnerships and workforce development, along with webinars covering Houston elevator codes, industrial roofing systems, and a special virtual panel featuring the Board Presidents of Houston and Austin BOMA and IREM.

BOMI and Houston BOMA Courses

We offered a diverse lineup of BOMI courses including Law and Risk Management, Environmental Health and Safety Issues, and Real Estate Investment and Finance, along with our in house courses Foundations of Real Estate Management, Managing Industrial Properties 101, and Building Engineering Management 101.



HOUSTON BOMA FOUNDATION

The Houston BOMA Foundation continued to expand its impact in 2025, awarding \$16,610 in scholarships to support professional development across our membership. Now in its third year, the Foundation's scholarship program has grown steadily, with 30 individuals selected to receive funding for 2026. These scholarships help advance education, leadership, and career growth throughout the commercial real estate industry.

This progress is made possible through the generous support of our sponsors and donors, as well as the success of signature fundraising events that bring our community together. The Fundraiser on the Fairway Golf Tournament and the BOMA and IREM Cornhole Clash both delivered strong participation and energy, helping generate critical support for the Foundation's scholarship and workforce development initiatives.

This year also marked the launch of the Fred Whitty Scholarship, established to honor the legacy of Frederick Kent "Fred" Whitty, a longtime Houston BOMA leader, Marine Corps veteran, educator, mentor, and Life Member at both the local and international levels. Fred played a key role in shaping Houston BOMA's educational programs and dedicated his career to developing future leaders. In his memory, the scholarship will provide one member the opportunity to attend the BOMA International Conference, including registration, travel, and lodging, creating meaningful connections and continued professional growth within the broader BOMA community.





LEADERSHIP LYCEUM

Now in its 14th year, the program welcomed sixteen Lyceum Candidates who completed a well-rounded curriculum covering governance, legislative advocacy, professional designations, industry recognition, and career development. Participants engaged directly with Houston BOMA leadership, City officials, and senior industry professionals, gaining valuable insight into civic engagement, strategic planning, and pathways for continued growth.

This year's class dedicated its capstone project to Houston BOMA's Community Impact Partner, The Bridge Over Troubled Waters. Candidates played an active role in coordinating Bridge the Gap, BOMA's Day of Giving, leading work projects, organizing meals, and supporting the event's success, demonstrating the program's strong emphasis on leadership through service and community engagement.

Class of 2025

Caleb Allen, Transwestern
 Luis Alvarez, Brookfield Properties Operated By CBRE
 Henry Caldwell, Transwestern
 Grace Callan, Griffin Partners
 Stephanie Camacho, Brookfield Properties Operated By CBRE
 Erica Chen, Stream Realty Partners
 Cynthia Fernandez, Fuller Realty Interests
 Alexis Green, CBRE
 Matthew Hawkins, JLL
 Dana Malveaux, CBRE
 Karla Medrano, CBRE
 Ashley Orlas, Transwestern
 Joey Pannell, JLL
 Stephanie Rivera, Stream Realty Partners
 Edith Tovar, Stellar International Commercial Real Estate
 Natalia Vera, Granite Properties



Annual Awards of Excellence

Member of the Year Award Winners



**Executive
Manager
of the Year**

Scott Becker
CBRE



**Property Manager
of the Year**

Sahar del Villar
JLL



**Committee Chair
of the Year**

Patti Goodman
Transwestern



**Allied Professional
Member of the
Year**

Mike Zacharias
Cougar USA



**Engineer of the
Year**

Berlin Villarreal
Stream Realty
Partners



**Assistant
Property Manager
of the Year**

Stephanie Camacho
Brookfield
Properties Operated
by CBRE



**Young
Professional of
the Year**

Natalia Vera
Granite
Properties



**Administrative
Assistant of the
Year**

Kate Jackson
Transwestern



Local Winners



Medical Category - Memorial Hermann Medical Plaza

Owned by LaSalle Investment Management, Inc. and Managed by JLL



Suburban Office Park Mid-Rise Category - 1414 and 1430 Enclave Parkway

Owned and Managed by Piedmont Realty Trust



250,000–499,999 SF Category - Two Eldridge

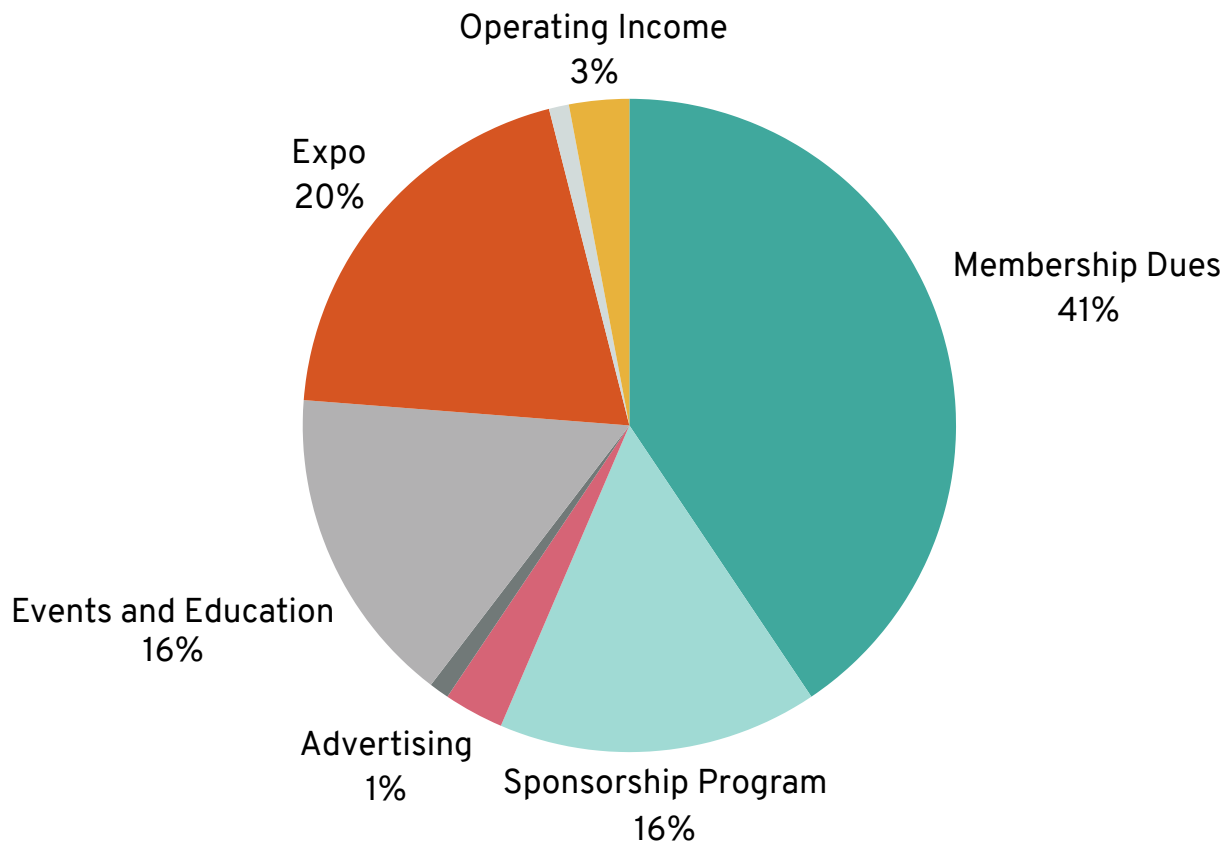
Owned and Managed by Granite Properties



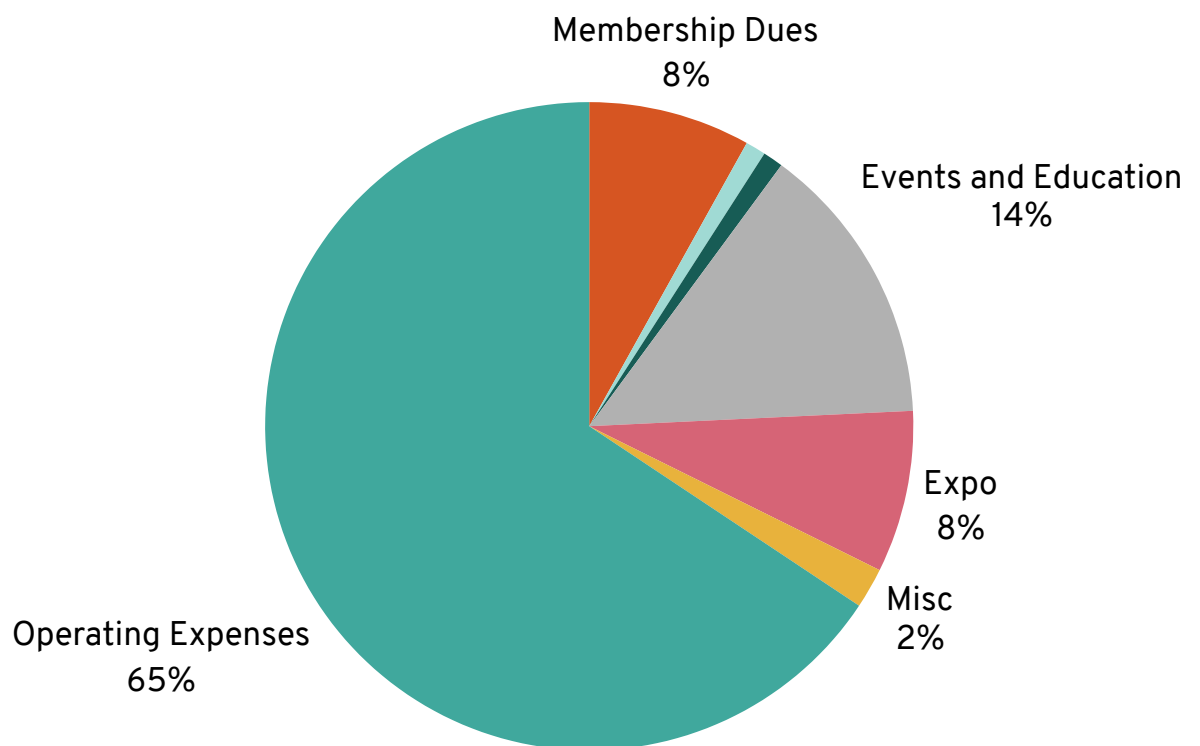
500,000–999,999 SF Category - Bank of America Tower

Owned by Beacon Capital Partners and Managed by Transwestern

Income



Expenses





Annual Partners

Solaris



Atlantis



Challenger





Annual Partners

Discovery



Endeavor



Leadership



HOUSTON
BOMA

Board of Directors

President: Tiffany McSwain, Transwestern

Vice President: Natali Juarbe, Granite Properties

Vice President of Finance: Heather McMillon, Brookfield
Properties Operated by CBRE

Immediate Past President: Adam Rose, Hines

Directors:

Chris Ball, Howard Hughes

Renee Boutelle, NexCore Group

Miranda Cartwright, Rebees Management

Shannon Davenport, Hines

Connie O'Murray, JLL

Cliff Parker, Interra Capital

Janet Shipley, CBRE

Allied Professional: Drew Riley, Winpark

Engineer Representative: Abraham Escareno, JLL

Emerging Professional Representative: Kelsey Coleman,
Fuller Realty Interests



Board of Trustees

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Seth Eslami, Stellar International Real Estate/1225

North Loop Investments

Erik Hedegaard, Avison Young

Jen Suddreth, JLL

Staff

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Vice President of Operations: Elisa Barnes, CAE

Director of Communications and Marketing: Shannon
Acosta, CAE

Manager of Events and Sponsorships: Victoria Ferrell,
CMP

Manager of Education and Member Services: Janie
Shallow, M.Ed.

Foundation and Office Coordinator: Sandee Haines

Marketing and Media Coordinator: Laura Diaz

Membership and Events Coordinator: Haley Siebert

Committee Chairs

BAC PAC Sporting Clays Tournament Committee:
Miranda LaPoint, Hines

BBQ Cook Off Committee: Justin Hippler, MetroNational

Community Outreach Committee: Scott Talbert, JLL

Engagement and Inclusion Committee: Sherry Stokes,
Piedmont Realty Trust

Engineer All-Stars Committee: Estevan Campos,
Transwestern

Expo Committee: Fran Saavedra, CBRE

Foundation Golf Committee: Josh Durham, Hines

Legislative Advisory Committee: Bill Carey, Senterra

Professional Development & Education Committee :
Carmen Morales, JLL

Research Committee: Chad Nusbaum, Piedmont Realty
Trust

Special Events Committee: Mary Caroline O'Leary,
Granite Properties

TOBY Committee: Patti Goodman, Transwestern

Women in BOMA Committee: Sara Del Aguila, Hines



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