



HOUSTON
BOMA

2023 ANNUAL REPORT

PREPARED BY SHANNON ROBERTS,
DIRECTOR OF COMMUNICATIONS AND MARKETING





A WORD FROM OUR CEO BRADLEY ELLIOTT, MBA, CAE

A Word of Thanks

I want to extend my sincere appreciation to our President Janet Shipley, outstanding Board members of Houston BOMA and the Houston BOMA Foundation, active and enthusiastic committee members, engaged annual partners and allied members, talented BOMA staff, and all of you. As you will see in the following pages, we have been quite busy in 2023. However, none of this would be possible without the support of our volunteer leaders, staff, and membership.

A Stellar Year

Houston BOMA has had a busy and impactful year, including:

Industrial and Medical Office Building Programming and Outreach

We have continued to expand programming for our Industrial and Medical Office Building members through two new special interest groups. This year's initiatives included happy hours, focus groups, and educational offerings specific to each asset class. By diversifying our membership base, we expand our influence and better protect the organization against market and sector swings.

Engaging Engineers

We have continued to stay involved and engaged with the Association of Chief Operating Engineers (ACOE). We also launched a new family-friendly BOMA Cook-Off Event targeted at our engineering members. The Houston BOMA Board of Directors will also add a New Engineer Representative Board Position starting in 2024.

Providing Education on CRE Trends and Information on Growing Sectors

Houston BOMA has taken the lead in educating our members on evolving trends and growing sectors, including hosting a Life Sciences 101 Webinar, a Solving Property Management Burnout luncheon, a Distressed Real Estate Webinar, and a What Comes after the "E" in ESG Seminar.

Legislative Advocacy

Houston BOMA has represented the industry on critical legislative matters, including commercial recycling, conservation districts, and the Construction Code Modernization Committee (CCMC). Our members were impactful during the Texas BOMA Advocacy Day with thirteen (13) delegates spread across four (4) teams that visited the offices of eighteen (18) State Reps and Senators. We have also been heavily engaged in Houston elections, including hosting candidate interviews, 1:1 meetings with candidates, and attending candidate events.

Maximizing the Impact of the Houston BOMA Foundation

The Houston BOMA Foundation held its first-ever board retreat in February 2023, where it developed a three-year strategic plan and an operating policy manual. These new structures and policies will pave the way for the ongoing growth of the Foundation. We also launched a brand-new scholarship program with fifteen (15) accepted applicants.

IREM Collaboration

A joint BOMA/IREM "Advocacy, Action, Impact" program (i.e., Legislative Advocacy 101) was held in August to educate members of each organization on the importance of advocacy efforts. We also hosted a joint BOMA/IREM Meeting with the Harris County Appraisal District (HCAD) to learn about HCAD's valuation process and provide feedback on behalf of the CRE industry.

The Future is Bright

Working with our Board, committee leadership, members, and staff is an honor as we usher in this organization's new era of growth.

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

BRADLEY ELLIOTT, MBA, CAE
HOUSTON BOMA CEO



2023

2023 ACHIEVEMENTS

- Reached over **1,200 members** -- a **20% increase** over the last year
- **Expanded our event calendar** with an additional luncheon and our first-ever **BBQ Cook-Off**
- Launched the new **Houston BOMA Foundation Scholarship program** and awarded **15 scholarships** to students
- Added two new positions to our Board of Directors to represent **Engineers and Emerging Professionals**
- Held our **largest Expo ever** at a new central location, the George R. Brown Convention Center
- Attended **66 meetings with local officials** to represent **CRE interests** in code development, commercial recycling, climate action, and more
- **Endorsed 14 City of Houston election candidates**, of which 11 were elected to office
- Created a new **Diversity, Equity, and Inclusion Committee**
- Developed a **new volunteer program** that allows members to receive updates on one-time opportunities that are matched to their interests and schedule
- **Attained TREC credit** for our Managing Industrial Properties 101 Course and ESG seminar
- **Grew Leadership Lyceum to 14 graduates**
- **Partnered with IREM** on two legislative advocacy events



ADVOCACY

Our Legislative Advocacy Committee tackled several major issues and projects in 2023, in addition to conducting election year and state legislative session activities.

Members were highly involved in the City of Houston's year-long Construction Code Modernization Project. The group attended dozens of meetings and weighed in on proposed amendments to ensure changes to the code were made with commercial real estate's best interests in mind, and CEO Bradley Elliott also spoke to City Council. Our participation resulted in many major wins that will save members time and money.

Additionally, the committee participated in the City of Houston election by continuing to support John Whitmire's mayoral bid and endorsing candidates for controller and city council. The group vetted a number of candidates through questionnaires and interviews, and ultimately chose candidates in 14 races to endorse and support with PAC funding.

To encourage members to get involved in these local issues and legislative activities, we developed an "Advocacy, Action, Impact" seminar with IREM Houston, which was attended by over 80 professionals.

Finally, members went to the Capitol in Austin for the Texas BOMA Advocacy Day during the legislative session, supporting a landmark property tax reduction package that was later passed.



OUR ADVOCACY WINS

DRINKING FOUNTAINS CODE AMENDMENT

Houston BOMA advocacy efforts led to changes in the drinking fountain requirement, which will give Houston BOMA members additional cost-saving options and flexibility to meet the code requirements.

ELEVATOR WATER SENSOR CODE AMENDMENT

The city proposed changes to the wording of the elevator water sensors code amendment that would require all properties with elevator water sensors to either have someone on-site 24/7 or utilize an off-site monitoring service. Houston BOMA's advocacy efforts resulted in an agreement to modify the language to clarify that off-site monitoring services may be utilized but are not required.

LOW VOLTAGE CABLING CODE

Houston BOMA's support for the current low voltage exemption prevented unnecessary regulation and increased costs for the installation of essential building infrastructure, such as data communication, audio/visual, security, and lighting control systems.

PROPOSED ELECTRIC VEHICLE PROVISIONS

Houston BOMA's feedback helped move electric vehicle provisions from a proposed amendment to an optional appendix, leaving electric vehicle provisions within the discretion of building owners and managers.

COMMERCIAL RECYCLING MANDATES

As a member of the city's Resource Recovery Implementation Committee (RRIC), Houston BOMA was able to prevent mandates for commercial recycling and ensure the group's recommendations for recycling improvements are actionable and achievable.

CREATION OF CONSERVATION DISTRICTS

Input from Houston BOMA on the wide-reaching ordinance led to updates that limited its implementation to pilot programs in six neighborhoods.

HOUSTON BOMA FOUNDATION

In 2023, the Houston BOMA Foundation began to formally lay the groundwork for its future and see goals come to fruition.

In February, the Foundation Board held its first planning retreat. Trustees developed a mission and vision for the Foundation and laid out goals and objectives in a five-year strategic plan, setting a path forward for success.

As a result, the Foundation launched its new scholarship program in September at our Foundation Golf Tournament Fundraiser. The program was promoted by the 2023 Leadership Lyceum at our many fall events and with the creation of a promotional video. The highly successful fundraiser allowed the Foundation to award scholarships to 15 applicants. Through these scholarships, the Foundation will fulfill its purpose of providing education to industry professionals.

2024 SCHOLARSHIP RECIPIENTS

William Araujo, Parkway
Bobby Bolenbaucher, Brookfield Properties
Candice Cushman, Holt Lunsford Commercial
Kate Glover, CPM, CBRE
Matthew Hawkins, JLL
Elias Iglesias, Transwestern
Timothy Manning, CBRE
Yvette McCamish, CPM, CBRE
Paul Meyer, CBRE
Roz Branch-Muhammad, ACoM, JLL
Hector Rios Jr, LEED Green Associate, Transwestern
Isabel Rivera, Cushman & Wakefield
Danielle Shreve, Parkway
Luisa Tabbert, Lincoln Property Company
Jessica Villatoro, ACoM, Newmark





EVENTS AND EDUCATION

NEW: BBQ COOK-OFF

We kicked the year off with a brand new event: our first-ever BBQ Cook-Off. The event was created to bring together engineers, managers, service providers, and their families to build relationships over BBQ. Teams cooked up a delicious competition and attendees enjoyed games, live music, and great food.

EXPO

Our signature event moved to the George R. Brown Convention Center downtown with great success. A record number of exhibitors participated, and attendees loved the central location, roomy layout, and updated facility.

SOCIAL EVENTS

It's not all work and no play - our members know how to have fun. In April, 200+ attendees braved the rain to join us at Karbach for our Crawfish Boil, a member favorite. Over the summer, we went to Puttery for a unique social with high-tech, stylish mini golf.

ENGINEER ALL STARS: MAINTENANCE OLYMPICS

Our ninth annual competition for engineers returned to the amazing patio at Parkway's CityWestPlace for a picture-perfect day of competition, food, family, and fun. Our new friends from the SEAS School joined us for the first time to show their support.

FUNDRAISERS: BUSINESS EXCHANGE, BAC PAC SPORTING CLAYS TOURNAMENT, AND FOUNDATION GOLF TOURNAMENT

Our members expressed their generosity and support for our PAC and Foundation on a new level, selling out all three fundraising events and smashing our goals.

BUILDING TOUR

Phillips 66 invited us to their corporate headquarters for our first tour of a private campus. It was a great opportunity to see highly-amenitized space from a corporate owner.

WOMEN IN BOMA

Our popular Women in BOMA group hosted four events this year for business and leisure. Our wine tasting and ornament exchange brought ladies together for enjoyment and relaxation, while a tour of the Howard Hughes campus and a headshot party provided education and new professional photos.

LUNCHEONS

Three free-to-members luncheons this year addressed the hottest topics in real estate, covering burnout, city political issues, and reviewing trends in commercial real estate.

COMMUNITY OUTREACH

We volunteered for the Houston Police Department by helping with training for Mounted Patrol in an event loved by members and greatly appreciated by our horse heroes and their handlers.

SPECIAL INTEREST GROUPS (SIG)

Industrial and Medical Office Building SIGs held happy hours to launch their communities. Members gave feedback on programming so we can continue to serve these groups in 2024.

SEMINARS, WEBINARS, AND CLASSES

Our education was future-focused. Webinars on life sciences and distressed real estate, and a seminar on the lesser-known principles of ESG were all highly attended. The ESG seminar, along with Managing Industrial Properties 101, was also approved for Texas Real Estate Commission (TREC) credit as an additional benefit for students. BOMI and 101-level courses provided additional opportunities for growth and development.





LEADERSHIP LYCEUM

Again in 2023, we expanded our Leadership Lyceum to accommodate growing interest in the prestigious program and growing demand for industry leadership. With 14 students, this year's Lyceum class was our largest yet.

For their capstone project, the group promoted the launch of the Houston BOMA Foundation Scholarship program with grassroots outreach at our events and participation in the creation of a promotional video. Their efforts resulted in 15 applications for scholarships, all of which were awarded by the Foundation. Their project not only helped professionals get funding for their education but also helped the program to achieve the Foundation's educational mission.

CLASS OF 2023

Brooke Caravela, CBRE
Megan English, Partners
Abraham Escareno, SMT, JLL
Sarah Evans, CBRE
Erin Glover, Hines
Kate Glover, CBRE
Elizabeth Halle, Hines
Mario Rosas Mondragon, Stream
Jennifer Morris, Transwestern
Roz Branch-Muhammad, JLL
Mary Pless, M-M Properties
Fran Saavedra, CBRE
Sarah Wilson, CBRE
Cheryl Weir, NexCore Group

ANNUAL AWARDS OF EXCELLENCE



EXECUTIVE MANAGER OF THE YEAR

Mark Janssen,
Hines



ASSISTANT PROPERTY MANAGER OF THE YEAR

Crystal De Los Santos, JLL



PROPERTY MANAGER OF THE YEAR

Justin Hixson, LEED
Green Associate,
Transwestern



YOUNG PROFESSIONAL OF THE YEAR

Tiffany Selva, MBA, ACoM,
Brookfield Properties



COMMITTEE CHAIR OF THE YEAR

Paul Meyer, CBRE



ALLIED PROFESSIONAL OF THE YEAR

Joey Salter,
Knight Commercial



ENGINEER OF THE YEAR

Abraham Escareno,
SMT, JLL



PRESIDENT'S AWARD

Bill Carey, CPM,
Senterra Real Estate
Group



HONORARY MEMBERSHIP

Texas State Senator
Paul Bettencourt

TOBY AWARDS

2023 SOUTHWEST REGION WINNER: RENOVATED BUILDING CATEGORY JPMORGAN CHASE TOWER



Owned by 600 Travis Owner, LLC
Managed by Hines

David Piro, Senior Property Manager
Waseem Chowdry, Property Manager
Eduardo Lopez, Lead Engineer

2024 LOCAL TOBY WINNER: RENOVATED BUILDING CATEGORY JPMORGAN CHASE TOWER



Owned by 600 Travis Owner, LLC
Managed by Hines

David Piro, Senior Property Manager
Waseem Chowdry, Property Manager
Eduardo Lopez, Lead Engineer

2024 LOCAL TOBY WINNER: 500,000 – 999,999 SF BUILDING CATEGORY BANK OF AMERICA TOWER

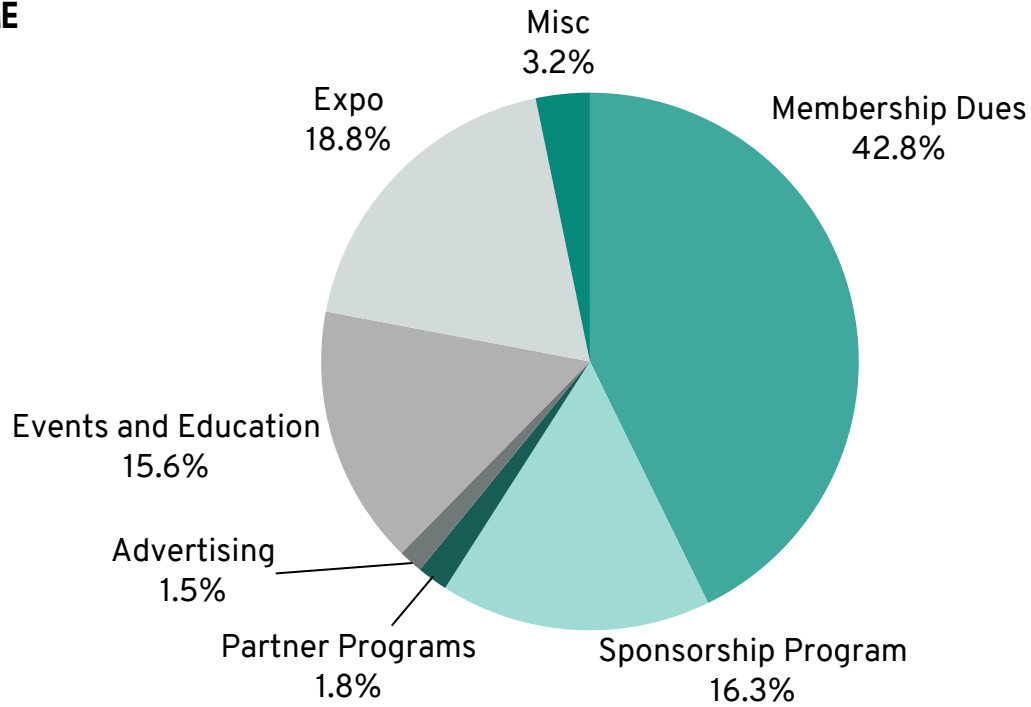


Owned by Beacon Capital Partners
Managed by Transwestern

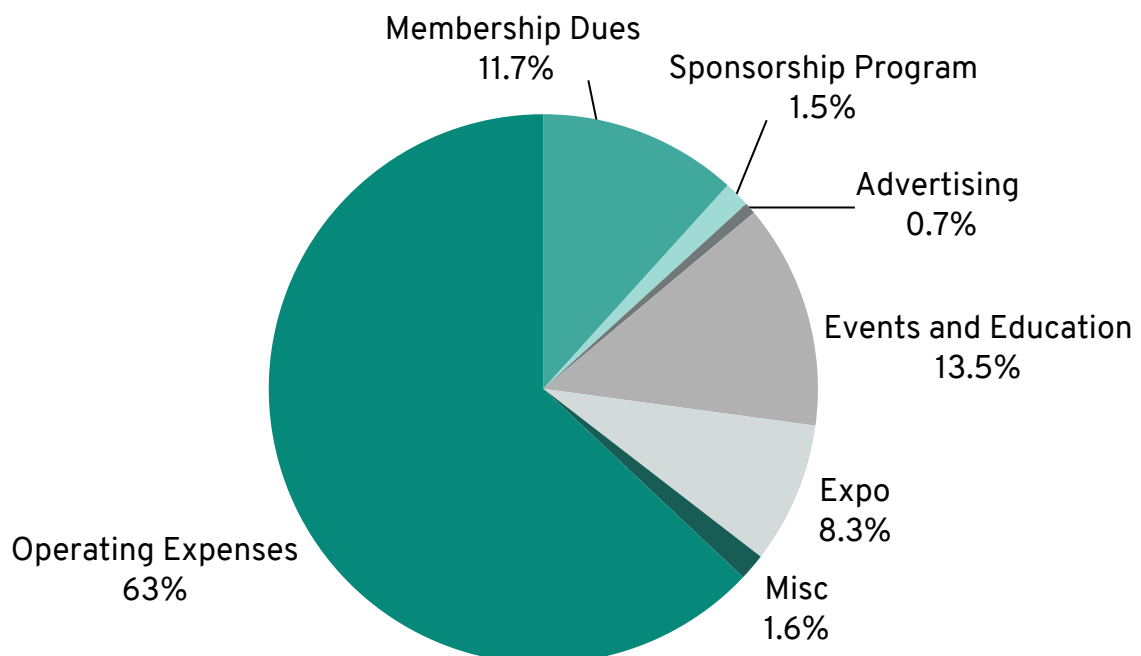
Tiffany McSwain, General Manager
Marissa Zabala, Property Manager
Hector Rios Jr, Chief Engineer

FINANCIALS

INCOME



EXPENSES





ANNUAL PARTNERS

SOLARIS



JOBS-AMST

A VALCOURT COMPANY

ATLANTIS



GLOBAL DISASTER SOLUTIONS



CHALLENGER



DISCOVERY



ENDEAVOR



LEADERSHIP

BOARD OF DIRECTORS

President

Janet Shipley, CPM, CBRE

Vice President

Connie O'Murray, RPA, LEED AP, JLL

Vice President of Finance

Adam Rose, LEED AP O+M, Hines

Immediate Past President and Nominating and Awards

Committee Chair

Scott Becker, RPA, CBRE

Directors

Chris Ball, Brookfield Properties

Renee Boutelle, CPM, NexCore Group

Miranda Cartwright, Parkway

Phil Davis, RPA, JLL

Natali Juarbe, CPM, Granite Properties

Heather McMillon, CPM, Brookfield
Properties

Tiffany McSwain, RPA, LEED Green
Associate, Transwestern

David Piro, Hines

Peggy Viers, Always In Season

FOUNDATION TRUSTEES

Chair

Mark Janssen, Hines

Vice Chair

Mary Stanton, RPA, LEED AP, JLL

Treasurer

Roger Ritter, RPA, M-M Properties

Trustees

Steven Seltzer, Sheridan Commercial

James Froelich, CPM, Memorial
Hermann

Cindy Magouirk, CPM, RPA, Granite
Properties

STAFF

CEO

Bradley Elliott, MBA, CAE

Vice President of Operations

Elisa Barnes, CAE

Director of Membership, Business Development, and Education

Natalia Lara-Davis, MA

Director of Communications and Marketing

Shannon Roberts

Director of Events

Tara Wikoff

Membership Services and Education Coordinator

Janie Shallow, M.Ed.



COMMITTEE CHAIRS

BAC PAC Sporting Clays Tournament

Justin Jones, CPM, CBRE

BBQ Cook-Off

Cindy Niles, CPM, Cushman & Wakefield

Community Outreach

Heather McGullam, CMCP, Karya Management

Engineer All Stars: Maintenance Olympics

Marissa Zabala, CPM, ACoM, Transwestern

Expo

Katherine Herrington, CBRE

Foundation Golf Tournament

Justin Hixson, LEED Green Associate, Transwestern

Legislative Advocacy

Bill Carey, CPM, Senterra Real Estate Group

Professional Development & Education

Paul Meyer, CBRE

Research

Chad Nusbaum, RPA, SMT, Piedmont Office Realty Trust

Special Events

Wimberly Langley, Transwestern

Women in BOMA

Sharon Collins, Memorial Hermann