

BOMA BOARD OF DIRECTORS ELECTION FOR 2026 CANDIDATE PROFILES

The following information has been provided by members who wish to serve on the 2026 BOMA Buffalo Board of Directors. These profiles are intended to offer insight into the qualifications and interests of each candidate. Candidates' names are listed in alphabetical order by last name and there are no special endorsements inferred by the position on this page.

PRINCIPAL MEMBER CANDIDATES



James Mahoney
Senior Property Manager
McGuire Development Company

James Mahoney serves as Senior Property Manager at McGuire Development Company, where he oversees a diverse portfolio of commercial properties throughout Western New York. Since joining McGuire in 2019, he has been responsible for ensuring operational excellence, tenant satisfaction, and asset performance across the company's holdings.

James brings more than fifteen years of leadership experience in property and hospitality management. Prior to his current role, he held several senior positions in the hotel industry, including General Manager for both the Merani Hotel Group and Visions Hotels, where he directed daily operations, staff management, and guest experience. His early career included leadership roles at HVS and GF Hotels & Resorts, where he managed large-scale properties and coordinated departments serving hundreds of guests.

Since joining the **BOMA Buffalo Board of Directors in 2024**, James has shown a strong commitment to advancing the organization's mission of education, advocacy, and professional development. He plays an active role in strengthening member engagement, supporting event initiatives, and fostering collaboration among industry peers. His leadership reflects a deep appreciation for the value BOMA brings to Western New York's commercial real estate community and a personal dedication to its continued growth and impact.

With a background that blends real estate, operations, and service management, James is known for his professionalism, problem-solving ability, and dedication to creating well-managed, high-performing properties.

James's Statement:

BOMA Buffalo Board of Directors BOMA Buffalo Board of Directors,

I am pleased to submit my statement of interest for consideration for a position on the BOMA

Buffalo Board of Directors. As the Senior Property Manager at McGuire Development Company, where I have served for more than six years, I have developed a deep understanding of the operational, financial, and tenant-relation aspects that drive successful commercial real estate management.

Throughout my career, I have been dedicated to maintaining the highest standards of building operations, safety, and client service across a diverse portfolio of properties. I take pride in fostering strong relationships with tenants, contractors, and ownership groups, ensuring that every property under my management operates efficiently and reflects the professionalism of our Industry.

BOMA Buffalo has long been an organization I admire for its commitment to supporting and connecting professionals in our field. Serving on the Board would provide me an opportunity to contribute to that mission—sharing my experience, supporting educational initiatives, and helping strengthen the collaboration among our local members. I am particularly interested in advancing member engagement and promoting operational excellence throughout our region's commercial real estate community.

I would be honored to serve on the BOMA Buffalo Board of Directors and to play a role in furthering the organization's continued growth and impact within Western New York.

Respectfully submitted,
James Mahoney
Senior Property Manager, McGuire Development Company



Paul Hagan
Project Manager, Ciminelli Real Estate Corporation

Paul Hagan is a Property Manager with Ciminelli Real Estate Corporation, where he manages a diverse portfolio of more than fifty commercial, medical, and banking properties across New York State. Since joining Ciminelli in 2018, he has overseen all aspects of asset and tenant operations—budgeting, capital planning, financial reporting, and vendor management—while coordinating closely with the firm's accounting, construction, and development teams to deliver consistent operational excellence.

With more than a decade of experience spanning luxury hospitality and commercial real estate, Paul brings both precision and a deep understanding of client service to his work. His earlier career included leadership roles with firms such as Kushner Companies and Extell Development Company in New York City, where he managed high-profile residential and mixed-use properties, including One57 and The Carlton House. This background shaped his management philosophy: disciplined, transparent, and focused on elevating the tenant experience.

Since joining the BOMA Buffalo Board of Directors in 2024, Paul has been instrumental in reestablishing BOMA Buffalo as a voice for advocacy within the region's commercial real estate community. As Vice President of the

Board, he has worked to strengthen BOMA's role as a resource for education, legislative engagement, and industry collaboration. A passionate advocate for workforce training and professional development, Paul champions programs that prepare emerging leaders for the evolving needs of the built environment—bridging the gap between talent development and the demands of modern property operations. His leadership has helped position BOMA Buffalo as both a convener of ideas and a catalyst for progress in Western New York's commercial real estate sector.

A graduate of the University of Tennessee, Knoxville, with a Bachelor of Science in Hospitality Management and Political Science, Paul combines operational expertise with a strong sense of civic purpose, using his role in BOMA to advance both the industry and the broader community it serves.



Tony Kurdziel
Director of Commercial Leasing, TM Montante Development

Tony Kurdziel is the Director of Commercial Leasing at TM Montante Development, where he leads leasing strategy and tenant relations for one of Western New York's most progressive real estate development firms. Since assuming the role in 2024, he has guided commercial leasing efforts across TM Montante's diverse portfolio, collaborating with tenants, brokers, and internal teams to create agreements that drive both financial stability and community value. His work reflects a strong command of market dynamics and a long-term commitment to sustainable growth in the Buffalo Niagara region.

Tony joined TM Montante in 2017 as Sales Manager, where he helped expand the firm's reach and strengthen its position in the regional market. Prior to that, he served as Business Development Analyst at Hodgson Russ LLP and as Business Development Manager at Invest Buffalo Niagara (formerly Buffalo Niagara Enterprise), where he played an instrumental role in attracting new investment to Western New York. Earlier in his career, he held economic development and market analysis positions with Jones Lang LaSalle in Chicago and CBRE in Buffalo, building a foundation of experience that bridges real estate, finance, and business strategy.

Since joining the **BOMA Buffalo Board of Directors in 2024**, Tony has been a driving force on the **Finance Committee**, where his analytical insight and development background have helped reshape BOMA's financial structure to support long-term stability and growth. He has played a key role in refining budgeting processes, aligning sponsorship and revenue strategies, and improving financial transparency across the organization. His thoughtful, solutions-oriented approach has strengthened BOMA's fiscal foundation and positioned the association for a more sustainable future.



Jennifer O'Connell
Senior Property Manager, Uniland Development Company

Jennifer O'Connell is a Senior Property Manager at Uniland Development Company, where she oversees a portfolio of nearly thirty properties totaling more than 1.3 million square feet of office, flex, and hospitality space across Amherst, Cheektowaga, and Buffalo. Since joining Uniland in 2018, she has demonstrated outstanding leadership in facilities operations, vendor management, and tenant relations—delivering measurable improvements in efficiency, service quality, and financial performance.

With over two decades of experience in property management, facilities operations, and corporate real estate, Jennifer has established a reputation for strategic thinking, operational discipline, and excellence in client service. Her ability to lead complex projects, build high-performing teams, and implement process improvements has made her a trusted figure within Western New York's commercial real estate community.

Since joining the **BOMA Buffalo Board of Directors in 2025**, Jennifer has **spearheaded the Awards Committee**, transforming the annual BOMA Buffalo Awards Celebration into a more sophisticated, mission-driven event that grows in scope and impact each year. Under her leadership, the program has been strategically aligned with the **BOMA International TOBY (The Outstanding Building of the Year) Awards**, creating a clear pathway for local winners to gain regional and national recognition. Her vision has elevated both the event's professionalism and its role in highlighting operational excellence across Western New York's commercial real estate industry.

Jennifer was honored as the **2022 BOMA Buffalo Property Manager of the Year**, reflecting her deep commitment to the values of professionalism, collaboration, and continuous improvement that define BOMA's mission. A graduate of **Fairleigh Dickinson University**, she has also completed BOMA International's **Foundations of Real Estate Management** program and Uniland's **Unilift Leadership Development and Strategic Planning Program**. Beyond her professional work, Jennifer remains active in the community through volunteer service with **Habitat for Humanity Buffalo**, demonstrating her belief in building both properties and people to strengthen the region.