



MEET THE 2023 REBNY FELLOWS

ALANA BASSEN

*Vice President,
CBRE*



Alana Bassen is a Vice President of CBRE's Investment Properties Institutional Group. She is known for her deep understanding of complex underwriting and attention to detail. While at CBRE over the last 5 years, Alana has worked on executing over \$11 billion in asset transactions.

Prior to joining CBRE, she served as an intern with the Investment Properties team for two consecutive summers.

Alana went to school at Tulane University where she studied finance and spent extracurricular hours dedicated to community service missions in New Orleans.

ALEX MELENDEZ

*Assistant Project Manager,
Fairstead LLC*



Alex has over 15 years dedicated to the real estate industry in the New York metro area. A native New Yorker, he brings experience and leadership working in the Public and Private sectors. In his current role as an Assistant Project Manager in the Design and Construction Department with Fairstead LLC, he currently manages the implementation of Capital and Energy Efficiency projects for the PRC Properties, a 6,500 Affordable Housing Units Portfolio located in the Bronx.

Fairstead is a real estate developer that specializes in sustainable, high-quality housing in 18 States. Fairstead has become the gold standard within its community impact program, which strives to improve families and communities forward.

Previously, Alex had positions with AKAM as Assistant Project Manager, where he oversaw Capital Energy Projects for over 30 residential properties and tracked and analyzed projects with engineering firms. Additionally, has roles as Community Manager with Cushman & Wakefield and as Project Manager with NYCEDC. Alex is deeply enthusiastic about the field of urban development, particularly in creating real estate private and public partnerships through the fields of innovation, social strategy, capital investment, and sustainable investments for the interests of the communities and residents.

Alex has a B.A. in History from Manhattan Marymount College and a Master's in Urban Policy Management from New School University, School of Public Engagement.

ATHENES BAUZA

*Director, Business Development,
FirstService Residential New York*



Athenes Bauza-Wu is a real estate director with a background in residential sales, business development, and marketing. In her current role as Director, Business Development Multifamily Division with FirstService Residential she capitalizes on marketplace

expertise to deliver strategic sales insights and develop an extensive pipeline of new business. Her sales efforts have exceeded annual sales targets by 200% in 2022. In her prior role as business development and sales with Brown Harris Stevens, she was involved in operations and leasing for three of the nation's top-producing luxury sales teams with cumulative sales of over \$1.6B.

A few other roles which have rounded out the professional path were operations coordinator for a growing crisis communications firm – Marathon Strategies, managing contract funding and operations for a boutique litigation finance firm, Whitehaven Financial and supporting the global analytics campaign at Coach, Inc.

Athenes received her Bachelor of Arts degree in American History from Pace University.

CAAMINEE VECCHIO

*Senior Development Manager, Vice President,
Lendlease*



Caaminee Pandit Vecchio is a Senior Development Manager at Lendlease, where she is responsible for facilitating the design, equity, and debt financing, sales/leasing and marketing, delivery, and asset management of new real estate developments in NYC.

Caaminee is actively involved with the New York real estate industry as a member of the Urban Land Institute. She is the current Women Leadership Initiative (WLI) recipient of the Alice Connell scholarship, a member of the NY Housing Council, and a former member of the WLI steering committee for multiple years. She also attends NYPEN as well as alumni real estate events with her undergraduate and graduate universities.

Mrs. Vecchio received her A.B. from Princeton University (magna cum laude), and her MBA from Columbia Business School (Dean's Honors) through its Executive MBA program, which she completed while working full-time at Lendlease. At Columbia, she served on the Board of the Real Estate Association connecting Executive MBAs to full-time students pursuing real estate, allowing younger professionals in the industry to forge relationships with more experienced professionals. She was one of Columbia's awardees of the Women Executive (WX)'s Scholars Program.

CAROLINA TEJADA

*Vice President, Operations,
Silverstein Properties LLC*



Carolina Tejada has the unique experience of working in a variety of roles within Silverstein Properties and started her career as an intern, working her way up to Vice President.

She has portfolio oversight collaborating closely with the firm's accounting, acquisition, asset management, leasing, and legal groups. In her role as Vice President, she is responsible for overseeing the operating property budgets and process, as well as administrative management of capital projects, contract administration, investor relationship management, and the development and execution of internal processes and procedures. She also performs project management for strategic repositioning projects.

Carolina holds a BS in Computer Engineering, with a minor in Business and Math, from Manhattan College.

CHER YAO

*Associate,
Hines*



Cher Yao is an Associate, Assistant Portfolio Manager for Hines Open-ended Core Plus Fund, responsible for developing and executing the fund's investment strategy. She oversees life science, medical office and other alternative investment across the U.S., and coordinates with the acquisition teams to source deals.

Prior to joining Hines, Cher worked at Nuveen Real Estate in acquisition for the Office and Life Science Investments team where she sourced and underwrote office and life sciences investments in the Northeast region for open-ended core funds and industrial and debt investments for the value-add fund. She also assisted the asset management team on the \$2.0 billion office portfolio in the Tri-state region. Prior to Nuveen, Cher worked on healthcare developments for New York City based hospitals and medical office projects.

Cher holds a Bachelor of Architecture from Syracuse University and a Master of Science in Real Estate Development from Columbia University.

CHRISTINE GOUWENS

*Assistant Property Manager,
Empire State Realty Trust*



Christine Gouwens has a wide breadth of experience within the commercial real estate realm. Specializing in high-profile and historic locations, such as Rockefeller Center, the Rainbow Room, and the New York Public Library, Christine utilizes her skills from the hospitality industry to bridge the gap between operators and tenant/building partners.

During Christine's tenure at Tishman Speyer, she was part of the Rainbow Room's reopening team and contributed to the success of the famed and historic event space atop 30 Rockefeller Plaza.

CHRISTOPHER PERUGINI

*Associate, Investments & Capital Markets,
Rudin Management Company*



Christopher Perugini joined Rudin in 2021 and is a key member of the Investments and Capital Markets team. Chris reports directly to the company's Chief Investment Officer and is focused on new investments and acquisitions, capital markets, business development activities and financial asset management. He also helps to manage the Rudin Ventures platform for investments into early-stage technology and venture funds.

Prior to Rudin, Chris worked for The Related Companies in asset management and supported the development team at Hudson Yards. Chris graduated from Marist College with a degree in Finance and Accounting and holds an MS in Real Estate Finance and Investments from the NYU Schack Institute of Real Estate.

DANIEL COBAR

*Director, Operating Initiatives,
AvalonBay*



Real estate has not just been a career for Daniel it has been integrated throughout his life. Since he was born in the Bronx, he grew up working with his father in construction trades learning hands-on skills and how construction codes work.

After completing his undergraduate degree and completing a year of service with AmeriCorps, he began his career with AvalonBay as an intern in Rockland County New York. He quickly realized that he wanted to focus his career on real estate investments. He secured a position on the New Jersey leadership team making his way from a Supervisor to a Senior Manager running different maintenance teams and new construction projects.

Looking to grow his career he made the move to the New York market, he took on a role operating a 60-story high-rise in Brooklyn and closing out open construction items. His experience in the New York City market gave him the experience to return to the New Jersey market as the Director of Maintenance Operations in Northern New Jersey. In that role, he was able to grow the market into a company-leading portfolio which gave him opportunities to participate in national initiatives. His experience in these roles has led him to my current position as the Director of Operating Initiatives. In this role, he analyzes operating practices and works with teams on implementing new strategies to ease property operations and increase value added time.

HIRONORI IMAIZUMI

Senior Analyst,
CBRE



Hironori Imaizumi is a senior analyst in CBRE's New York Tri-State Research Group. Collaborating closely with a group of more than 20 brokerage professionals from all levels of experience, Mr. Imaizumi is the leader of the retail research team

that supports CBRE's retail account business. He leads a team of analysts in publishing quarterly and annual market reports focused on New York's retail landscape for market professionals and their clients—and provides critical, up-to-the-minute market outlooks and insights when consulting for existing accounts and pursuits. He is an analytical thinker that has conceptualized, developed, and implemented methodologies and new market-gauging metrics for his team to ensure consistent and accurate outcomes. In addition, Mr. Imaizumi has been a mentor to 15+ interns and offshore teams throughout his tenure with CBRE, providing guidance and learning opportunities for analysts beginning a career in research.

Prior to joining CBRE, Mr. Imaizumi utilized his knowledge of the New York real estate market and industry leaders to spearhead the modernization and enhancement of internal proprietary databases and client deliverables for his role as a research analyst for Crown Retail Services. He began his career in New York City as an intern for several investment sales, private equity, and asset management teams at Keller Williams NYC and Columbia Partners.

JAY ACKERMAN

*Director of Special Initiatives,
REBNY*



Jay Ackerman joined REBNY in late 2019 as Director of Outreach, eventually becoming REBNY's Director of Special Initiatives. In this role, Jay has designed and spearheaded several advocacy campaigns related to issues that affect the real estate community, including the launch of the first of its kind "Your Voice, Your Vote" campaign, which targeted 17,000 REBNY members. This campaign focused on educating REBNY's membership on key issues affecting the city and personally introduced REBNY members to district-specific candidates, including three top-leading candidates for New York City Mayor. Additionally, Jay led and advance the real estate industry's ambitions for the 2021 and 2022 Primary elections by securing funding to bring on advanced voter data which led to supplementing the creation and launch of two citywide 501(c)(4) nonprofits titled "Show Up, Turn Out" and "Center Forward." This diverse group of partnerships educated thousands of voters and increased citywide voter turnout among moderate Democrats in the 2021 New York Primary election.

Before REBNY, Jay spent the last ten years as a political consultant in over a dozen different Senate, Assembly, and Council races across New York State including electing current Councilman Kalman Yeger in Brooklyn where he later served as Chief of Staff after winning a gold poly award in 2018 from the National Consultants Association for his Campaign contributions.

Jay began his career as a Field Organizer in Davenport Iowa for the re-election of former President Barack Obama's campaign after receiving a Bachelor of Arts at Iowa State University.

KELLY SPOSATO

*MEP Project Manager,
Suffolk Construction*



Kelly has been part of the construction industry since 2010, beginning with an internship at an engineering and architectural firm.

She graduated from Lafayette College in 2014 and began working at Lendlease Construction. Within her first few months, she began working with the MEP department on her first high-end residential project, 50 United Nations, developed by Zeckendorf. Coordinating with the HVAC, Plumbing, Electrical, and Sprinkler trades was considered by some to be the least desirable aspect of the project, however, this was one of the first reasons she wanted to work with the MEP team. This niche group, in her mind, was the most important part of the team.

She is now happily at Suffolk Construction, working as the lead MEP Project Manager for the restoration and renovation of the iconic Waldorf Astoria Hotel. She is so proud to be working on this project and is even more excited to see the outcome. This is what makes NYC Construction so special: the rare opportunity to work on buildings that are a part of the historic fabric of the city, such as the Waldorf.

LAUREN PEPIN

*Associate Real Estate Broker,
Compass*



After over a decade working in the entertainment industry, Lauren brings her unique skill set navigating the ropes of Hollywood along with her expertise of New York City real estate.

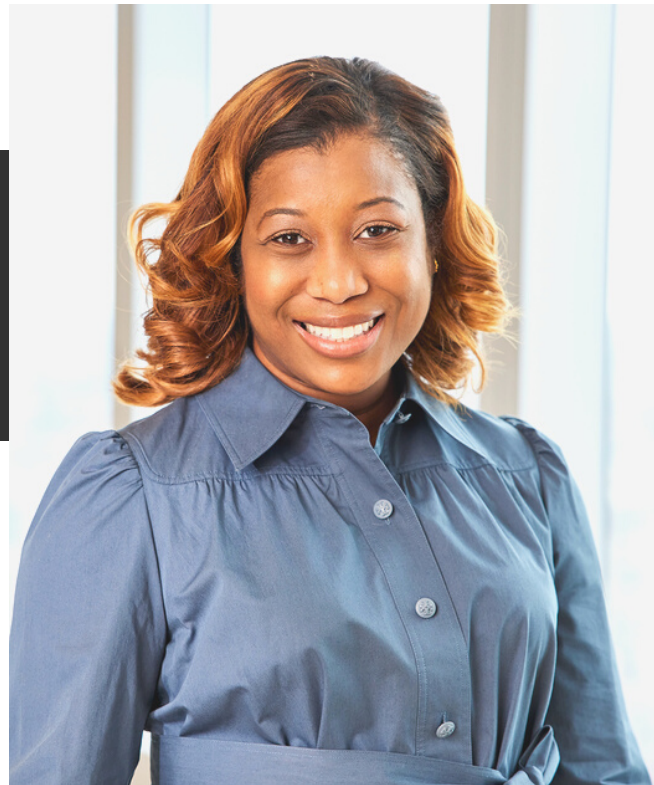
Savvy, insightful and compassionate are just a few words to describe Lauren who aims to elevate the real estate experience for her loyal, high-profile clientele. With over \$100M in career closed transactions, she is proud of her tireless work ethic and a laser-focused attention to detail. Going above and beyond is simply the norm and she aspires to develop long lasting relationships with everyone she works with.

Lauren handles everything from luxury townhouses to new development condominiums to the most intricate co-op transactions throughout New York City. Known as a trusted advisor and fierce advocate, clients appreciate Lauren's straightforward approach and her exhaustive knowledge of the city's neighborhoods and inventory.

Lauren also spent time living abroad in London for several years and has traveled throughout Europe extensively. She has lived in New York City for almost 20 years and graduated magna cum laude from New York University. In her free time, you can find her running in Central Park with the New York Road Runners, exploring the city's trendy restaurant scene, or catching a movie at Film Forum. She is also a member of the New York Junior League where she serves as the Vice Chair of the Femme Finance Committee and Women's Empowerment Networking Group (WENG). She lives on the Upper East Side with her husband Michael.

LELEAH JAMES

*Executive Director,
Related Affordable Foundation*



Leleah James joined Related Companies in 2019 to manage the Related Affordable Foundation, a 501 (c)(3) organization committed to enriching the lives of affordable housing residents and breaking the generational cycle of poverty.

Leleah is responsible for implementing the Foundation's national philanthropic strategy by funding nonprofits focused on education, food security, health & wellness, and workforce development. Leleah executes grant strategy, implements programmatic services for affordable housing residents, and works cross-functionally with stakeholders to maximize community impact. Leleah was a Founding Council member of Related's Diversity, Equity, and Inclusion (DE&I) Task Force, which is committed to setting new industry standards for the advancement of people from underrepresented groups in real estate. Leleah is currently a member of Related's DE&I Advisory Group.

Prior to joining Related, Leleah managed multimillion dollar grants for the City of New York at district attorney offices overseeing municipal, state, and federal funding for law enforcement programs addressing crime prevention and victim services.

Leleah is a proud volunteer member of the Grants Advisory Committee for the New York Women's Foundation, an organization committed to helping create an equitable future for women and families by investing in community-led solutions across New York City. Leleah holds a Master's in Public Administration from the Marx School of Public and International Affairs at Baruch College and a Bachelor's in Journalism from the University of Georgia.

LISA HUNT

*Director of Operations,
Webb & Brooker, INC*



Lisa Hunt is currently the Director of Operations at Webb & Brooker Inc. where she holds overall responsibility for successfully monitoring properties in the Webb & Brooker portfolio. Ms. Hunt joined this Manhattan-based real estate management company back in 2014 initially as just a temporary employee. Due to Ms. Hunt's extensive hard work and ambition not only did she manage to become permanent, but she gradually worked her way up into Senior management just within the last four years.

As of November 2014, Ms. Hunt started out as the receptionist with the basic responsibilities of simply answering phones, taking messages, and handling correspondence/notices. She was eager to take on more responsibility and a bigger workload which led to her promotion the following year to Administrative Manager. Starting in June 2015, Ms. Hunt was now not only the point of contact for the residents but for her fellow colleagues as well now. As Administrative Manager, she oversaw and improved the company policies and procedures and upheld them amongst the staff as well as managing their personnel files. As of 2022, Ms. Hunt has been promoted to Director of Operations at Webb & Brooker. She now oversees all of Webb & Brooker's portfolio as well as every department within the company under the guidance of the company's Vice President.

Ms. Hunt holds a Bachelor of Arts degree in Sociology and Psychology. Within her time at Webb & Brooker, Ms. Hunt has become certified in quite a few areas. She is a notary public. Her real estate salesperson license was obtained through REBNY. In addition, she has become Low Income Housing Tax Credit certified through Quadel Consulting & Training.

LIZZY ZEVALLOS

*Assistant Vice President of Development,
MAG Partners*



Lizzy Zevallos joined MAG Partners in January of 2022 as the Assistant Vice President of Development. As a Project Executive for three mixed-use projects in Manhattan, Lizzy participates in consultant coordination, financial analyses, lease negotiation and execution, design direction, government incentive procurement, and general project management.

Previously, Lizzy served as the Vice President of Portfolio Management at Maverick Real Estate Partners, where she created the strategic framework to underwrite \$3+ billion of CRE loans. Prior to Maverick, Lizzy interned at L&L MAG, the company from which MAG Partners spun out, and worked as a real estate development consultant. In addition, Lizzy was a professional dancer in NYC for several years.

Lizzy received her Bachelor of Arts at Middlebury College where she won the Christian A. Johnson Prize for Excellence in Architecture. She then received her Masters of Real Estate Development at Columbia University where she won the Buell Center Paris Prize and the William Kinne Travel Prize.

MATTHEW BERMAN

*Sr. General Manager,
The Durst Organization*



As the Senior General Manager of 57 WEST, Matthew Berman is responsible for the performance and growth of the 57 WEST portfolio. He manages the property operations team and works closely with the leasing and project management teams to build and maintain positive relations with prospective renters and existing residents.

Matthew has an extensive background in hospitality, managing luxury high-rise, mixed-use, and garden-style apartment buildings. He started his career with Hyatt Hotels & Resorts where he managed some of the world's finest business hotels and resorts. Prior to joining The Durst Organization in 2017, he worked for Equity Residential where he held various positions of increasing responsibility.

Matthew is a graduate of Johnson & Wales University, Providence, Rhode Island campus.

NEKESHA SAWH

*Senior Portfolio Program Manager,
Hines*



As Senior Portfolio Programs Manager, Nekesha is responsible for improving operational efficiency for Hines' JPMorgan Chase portfolio, which includes approximately 4 million square feet of owned and leased corporate real estate across 11 buildings in NYC & DC. She manages environmental health & safety, and sustainability programs to align with the client's ESG goals and creates standardized procedures to support Hines' Facilities Management and Engineering Site Service Delivery teams.

With over 20 years of experience in commercial real estate and strong skills in budget, vendor, and people management, Nekesha has been instrumental in launching the Hines for Amazon new office spaces, building successful facilities management teams, partnering with client vendors to continually improve the employee workplace experience, and launching the newly formed IFM Programs department.

She is also actively involved in diversity and mentorship initiatives, including the OneHines Women's Network, One Hines Local Ambassador, Black Employee Advancement Network (B.E.A.N.), CoreNet Global - NYC Chapter, and was a 2021 nominee for Young Leader of the Year. Nekesha's success has been shaped by mentorship from leading figures in commercial real estate, and she is committed to mentoring and promoting diversity among women in leadership roles within the industry.

NICOLE ZACCACK

*Development Manager,
Jonathan Rose Companies*



As a real estate developer with an architecture background, Nicole has the perspective of both the designer and developer to ensure a successful development that positively impacts the cities they are built in. She believes this perspective is important as developing well-designed spaces can trigger positive social change within our communities. She is deeply passionate about development and driven by her desire to address systematic inequality through affordable, safe, clean, and healthy housing. As a development manager at Jonathan Rose Companies, she has worked cross-sector to collaborate with key stakeholders on mixed-used developments across the country. At Jonathan Rose Companies, she has had the pleasure of working with incredible architects, investors, contractors, community leaders, and consultants to collaborate on affordable housing developments that shape the city blocks they are in.

Her approach throughout her career has been research-focused design and development work. Essential to her process is researching the community and spending time on-site to enhance the contextual siting of my projects. This research-based approach is well summarized in her graduate thesis, which provided a framework for developers to set social, environmental, governance, and financial goals for development and how to best measure the success of said goals. She continues to provide mentorship for MIT students interested in completing their thesis in the social impact space. She is also involved in industry groups like the Enterprise's Gotham Society which further allows her to take her passion for research at MIT and bring it to address New York City's affordable housing challenges.

RHETT JAMES

*Senior Associate,
Tishman Speyer*



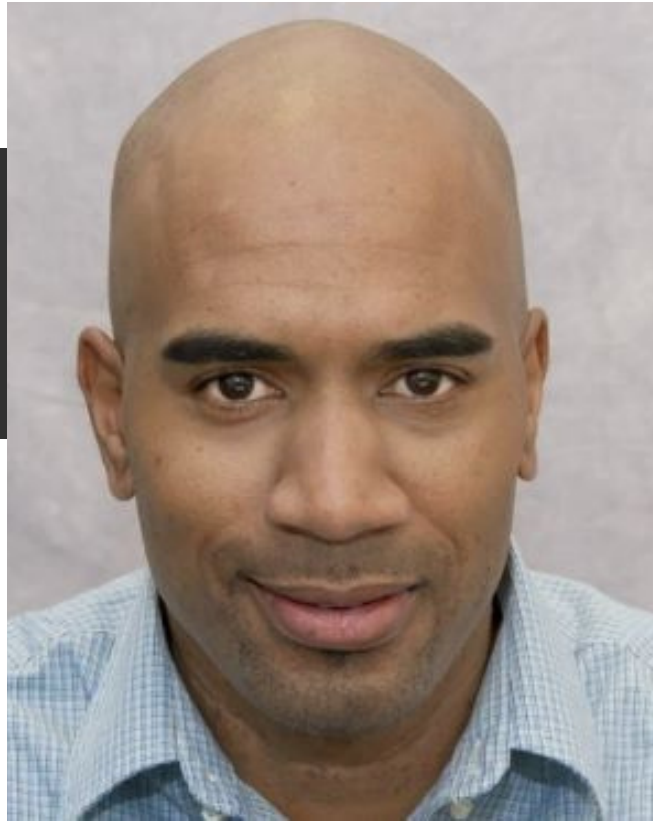
Rhett joined Tishman Speyer in 2021 as a Senior Associate in the Leadership Development Program. In this role, he identified new investment opportunities and fundamental issues across the business by collaborating across multiple company functions and regions. Currently, he supports the company's acquisitions and pre-development efforts in the New York metro area.

Originally from Trinidad and Tobago, Rhett immigrated to the US to pursue his passion for real estate. He has developed and managed multiple public and private projects by collaborating with interdisciplinary teams and stakeholders. Before joining Tishman Speyer, Rhett worked at Beacon Capital Partners, MIT's Investment Management Company, and Perkins Eastman.

Rhett received his dual MBA/Master of Urban Planning (MCP) from the Massachusetts Institute of Technology and his Bachelor of Architecture from Howard University (summa cum laude). In addition to the REBNY Fellowship, he is a Management Leadership for Tomorrow (MLT) fellow, an alumnus of the MIT Real Estate Innovation Lab, and a member of the MIT Sloan Club of New York.

RON STEVENS

*Assistant Property Manager,
The Durst Organization*



Ron Stevens is an Assistant Property Manager at The Durst Organization. For the first eight years, he worked as an Operating Engineer. He ensures weekly and monthly maintenance and testing of building equipment infrastructure. He also received a

Q-01 Refrigerating System Operating Engineer license, F-89 Fire and Life Safety Director, G-29 Storage and Compression of Flammable Gasses, and C-91 Storage, Handling, and Use of Hazardous materials certification.

After many years of working as an Operating Engineer, he decided to transition into Commercial Property Management, beginning his role as an Assistant Property Manager to help improve his knowledge of commercial property management. He spent five of the last seven years managing One Bryant Park and is currently managing 151 West 42nd Street. In Ron's current role, he worked on three major projects, including but not limited to the integration of a building-wide security access control system and the shutdown of the tenant broadcast tower for several mass communication mediums. One of the most significant projects he managed was the architectural lighting upgrade for the building's exterior façade and a RE-Keying project at 151 West 42nd. He's also a member of the BOMA (Building Owner and Managers Association).

ROSEMARY PAGAN

*Community Manager,
Gotham Organization*



As Community Manager, Rosemary oversees the day-to-day operations for one of Gotham's largest assets, Gotham West, managing 1200 units across 4 buildings. Rosemary works closely with her team by emphasizing a positive response to the concerns of residents to sustain maximum occupancy and retention, as well as implementing policies and procedures, budgeting, and monthly financial review. Rosemary joined Gotham in 2016 as Leasing Coordinator for the initial lease-up of The Ashland in Fort Greene Brooklyn and transitioned into a Leasing Agent before advancing into her current role.

Rosemary began her career in Real Estate in 2001 working for an entrepreneur, with a focus on Affordable Housing and Tax Credit properties. While working with Goodstein Management and Pan Am Equities, she enhanced her experience in property management, operations, and maintenance, supported by extensive knowledge of city/state/federal compliance & local laws, market-rate housing, and mixed-income 80/20. Rosemary holds a New York State Real Estate Sales License and earned a Specialist in Housing Credit Management (SHCM) through The National Affordable Housing Management Association (NAHMA).

SALLY NOGUEIRA

*Community Manager,
Rose Associates*

Sally is a real estate professional with nine years of experience in running multifamily and owner-occupied properties. She currently is a Community Manager at Rose Associates where, over the past eight years, she has worked closely with owners and residents to provide the highest level of service for over 10 different properties. In her current role, she is responsible for the leasing and operations of a residential portfolio comprised of 246 units including approximately 45,000 sq. ft of retail space.



WALDEMAR M. ROBLES

*Real Estate Salesperson,
Platinum Properties*



When Waldemar decided to pivot careers from consulting to residential and commercial real estate sales, it was a leap into the unknown which, understandably, gave him pause. However, in the last 10 months of this career switch, he has been able to close on over \$1.5 Million in annual rental income; \$3 Million in sales and he is in contract with two commercial clients who are expanding their brand and footprint in Brooklyn.

His exposure to working with people from different walks of life is what allows him to be successful. Whether it's with a women-led cooperative in rural southeast Morocco or a billionaire heir that inherited three commercial buildings in lower Manhattan, being able to make the person across from him feel seen and heard has been what allows him to excel in real estate.

He enrolled in graduate school at NYU and specialized in sustainable development with a subspecialty in energy policy. This intersection of urban development with energy policy afforded him the opportunity to study and observe the implementation of renewable energy in one of NYC's original structures, Kings County Hospital in Brooklyn. After graduating, he worked with Tom Steyer's presidential campaign where he worked with community members to strategize how to combat housing discrimination.