



## IREM Houston Chapter History Highlights

Updated Summer 2020

### Presidential Firsts

In May of 1955, seven Certified Property Managers led by C. Malcolm Hamilton were granted a Charter to establish the Houston Chapter of IREM. C. Malcolm Hamilton served as President of the Chapter from 1955 through 1965 and represents the longest period of leadership for an individual as Chapter President in Houston.

- 1965 - Hamilton conducted the 1<sup>st</sup> annual election of officers.
- 1974 - Betty Green became Houston's first female Chapter President.
- 1984 - Robert (Bob) Downs was the youngest IREM President to serve at the age of 32.
- 2001 - Wayne Reyes was elected to serve as the Houston Chapter President for a second term which was a first for the Houston Chapter.
- 2009 - George Griffin, CCIM, CPM became the first Black Chapter President.
- 2020 - Kaci Hancock, CPM, ACoM became the first Black Female Chapter President

### Membership Milestones

When the original Charter was granted, the Houston Chapter consisted of 7 members. The Houston Chapter in 2020 has grown to nearly 680 members. Milestones for growth are shown by the following stages of development:

- 1979 - the Houston Chapter recorded their 100<sup>th</sup> CPM
- 1981 - the Houston Chapter was elevated from a medium size Chapter to a large size Chapter
- 1983 - the Houston Chapter was elevated from a large size Chapter to a very large size Chapter
- 1985 - the Houston Chapter recorded their 200<sup>th</sup> CPM
- 1990 - Houston Chapter's AMO firm membership increased from 22 firms to 36 firms, an increase of 63%.
- 1992 - the Houston Chapter recorded their 300<sup>th</sup> CPM
- 2005 - the Houston Chapter became the fourth largest Chapter in the nation
- 2016 - the Houston Chapter had the largest count of Candidates and Associate members in the U.S.
- 2017 - the Houston Chapter became the third largest Chapter in the nation
- 2020 - the Houston Chapter has the most ACoM members around the U.S. at 23 and growing.

### Miscellaneous Milestones

The structure of the Chapter's organization has evolved with the growth of the Chapter:

- 1979 - Legislative Committee was formed

- 1981 – Two Vice Presidents (in lieu of 1) were elected so that additional focus could be placed on educational programs. One VP was designated for ARMs and the other for CPMs
- 1982 – ARM Committee was formed
- 1984 – Jim Mayfield Scholarship Fund created
- 1985 – Supervisory responsibilities were designated over all committees to encourage and nurture the expanding number of participants in the affairs of the Chapter
- 1986 – Membership Services Committee was formed to assist with employment opportunities
- 1990 – Computer and Technology, Equal Opportunity, and Management Plan committees were created.
- 1990 – Reactivated the Speakers Bureau with our CPM members participating in 19 speaking engagements in the community.
- 1990 – Instituted the Buddy System for CPM and ARM candidates.
- 1990 – Held the first formalized candidate orientation sessions.
- 1992 – Annual Pledge Program was introduced to allow vendor participation in the Chapter
- 1993 – An Executive Director was hired as a full-time paid employee of the Chapter
- 1994 – Friends of IREM Program implemented
- 1995 – Second administrative employee position created for the Chapter
- 1995 – IREM began conducting administrative services for CCIM Houston Gulf Coast Chapter.
- 1988 – David Dean founded Education Policy Committee
- 2005 – IREM stopped handling administrative services for CCIM to grow their own company.
- 2007 – the Houston Chapter developed an IREM Young Professionals Group
- 2008 – To embrace sustainability, the chapter began an awards program for those buildings earning the EPA's Energy Star rating. At its height the awards show attracted 650 attendees and awarded 175 awards. The program was discontinued due to the "normalcy" of green buildings.
- 2012- To better streamline the organization many committees were combined and a few were eliminated. Our organizational structure changed from 21 committees to 11.
- 2012 - the chapter had the largest attendance (20 members) at the annual Fall Conference.
- 2013 – IREM discontinued the annual Golf Tournament to make way for more relevant fundraisers.
- 2014 – IREM introduced a new annual fundraiser, IREM Food Fest, which profited an estimated \$16,000
- 2015 – IREM introduced our Fashion Show and Fundraiser event, raising almost \$20,000 with \$4,000 going to Dress for Success, our charity partner for the event
- 2015 – Executive Council votes to change the "CPM of the Year" Award to the "Jeff Burke CPM of the Year" Award to honor past president, Jeff Burke.
- 2015 – After learning the bylaws had been misinterpreted from the beginning, the IREM board expanded by two new positions called "Member-At-Large" and during the same vote, the 2015 EC voted to allow non CPM members onto the board.
- 2018 - After a five-year hiatus, the IREM Houston chapter brought back a Golf Open.
- 2019 - The chapter had its largest attendance at a conference with 24 attending the IREM Global Summit in San Francisco.
- 2019 - The chapter developed the Future Leaders Program, to promote IREM certifications, membership and education.
- 2020 - Due to the Coronavirus Pandemic, IREM CPM courses transitions to live-virtual offerings.

## Chapter Awards and Honors

- 1973 – 1<sup>st</sup> Gold Award for Chapter of the Year was received

Nine Gold Chapter of the Year Awards have been received since 1973, including our most recent one awarded to us for 2004

Six Silver Awards for Chapter of the Year have been received between the years of 1978 and 2010

Five Bronze Awards for Chapter of the Year have been received between the years of 1983 and 2006

The highest honor bestowed upon IREM Headquarters comes from the President and can only be awarded to Gold Chapter of the Year winners. Presidential Awards were earned by our Chapter in 1990, 1995, 1997 and 2001 and represents recognition of being the leading Chapter in the nation

1998 – FOCUS Implementation Award

2001 – First Laura Bush Award for the Enhancement of Children (for charity work benefiting the Harris County Child Protective Service BEAR Room)

2001 – 1<sup>st</sup> Place Award for Membership Recruitment from IREM National

2002 – 2<sup>nd</sup> Place Award for Membership Recruitment from IREM National

2002 – Best Practices Award from IREM National (for the Scholarship Fund Drive and the Shoe Drive)

2003 – Best Practices Award from IREM National (for the Chapter Newsletter and Membership Recruitment)

2007 – The Houston Chapter won its first IREM 5-Star National Award, the highest honor in this new award program. This ranking was maintained annually until the program was discontinued in 2014.

2016 - IREM Houston collaborated with Region 7 to raise \$7,500 for the IREM Foundation and won a special award for the effort.

2017- the Chapter won a special Innovation Award for Social Media efforts and were asked to present their successes at the IREM Global Summit.

## Chapter Communications

An effective communication program for a Chapter of this size is critical not only to make membership aware of upcoming activities but also to keep current on relevant issues. The Chapter's communication program has also been instrumental as an educational tool and has evolved with changing technology.

1979 – 1<sup>st</sup> Chapter newsletter produced

1985 – Monthly newsletters were enhanced on a quarterly basis to include guest editorial articles

1990 – Chapter produces its first membership directory

1990 - Established fax network with key individuals of the companies represented within the Houston Chapter serving as transmittal centers within their respective organizations on legislative or membership matters requiring timely action.

1993 – Fax network was created to mass-communicate with members

1998 – Chapter's web page was launched

1998 – Email distribution was established

2000 - the chapter developed a roadshow about the Institute on DVD and distributed it to prospects

2001 - Chapter directory went digital and was available online in a .pdf format

2003 – Printed newsletter was redesigned and the new format was expanded to a greater number of pages to accommodate more content.

2004 – Chapter begins monthly E-update, a monthly mass emailed newsletter which saved \$24,000 annually in printing and mailing charges. The digital format allows newsletter to become a 20+ page publication each month.

2009 – The Houston Chapter developed a Facebook fan page to begin networking socially.

- 2010 - The chapter built a YouTube page for IREM Energy Star videos
- 2012 - Chapter adopted online merchant account for online payments and registrations
- 2013 - Chapter allowed web-based conferencing for committee meetings.
- 2014 - By this point, the chapter was on several social media outlets and effectively communicated events and news through Twitter, Facebook, LinkedIn, Instagram and Pinterest.
- 2018 - IREM Headquarters launched an entire rebrand, leaving behind a single color logo for a more corporate looking logo containing four colors. Along with the logo, over the course of two years, other messaging and branding was launched to include videos, brochure content, social media support and even new credential logos.
- 2018 - Chapter took advantage of an IREM vendor relationship with StarChapter to help develop a website template.

## Special Events

- 1981- IREM Houston Chapter entered the Bayou City Fun Run with the help Vic Vacek and Steve Edgar.
- 1990 - Chapter hosts First Economic Forecast Breakfast, moderated by Bill Balleza, Channel 2 News Anchor.
- 1990 - Chapter hosts first Joint Region 7 and Leadership Training Conference with National President, Donald Furbush, attending. As part of the conference, the Chapter hosted a train ride on the Texas Limited Train from Houston to Galveston with dinner at the Railroad Museum and a stroll on the Historic Galveston Strand.
- 1990 - Chapter participates in the Great Summit Downtown Cleanup in preparation for the City's hosting of the Economic Summit of Industrialized Nations. Also participated in the "Thank You Houston" celebration hosted by President and Mrs. George H.W. Bush and the 1990 Economic Summit Staff. The National Deputy Director for the event, Charles Hagel, spoke at our April Luncheon.
- 2005 - Chapter celebrates 50<sup>th</sup> Anniversary with Gala and commemorative issue in the Newsletter.
- 2006 - Chapter hosts social event for Regional Leadership Conference
- 2007 - In recognition of energy management trends, the chapter develops and holds its first Energy Stars award luncheon with keynote speaker Mayor White, 23 honorees, and a legend award presented to Hines.
- 2009 - To celebrate diversity, the chapter began holding an annual Women's Luncheon open to all genders but focusing on women's issues.
- 2014 - For the first time, IYPs planned and executive the IYP-hosted May Luncheon.
- 2014 - After sun-setting the annual IREM Golf Tournament, the chapter established a new fundraising event, IREM Food Fest, designed to bring together members and vendor partners for a day of cooking out, networking, and fundraising.
- 2015 - The chapter established a new annual fundraising event, the IREM Fashion Fundraiser. The event includes an evening of networking and a runway show featuring local IREM members as the models.
- 2020 - Due to the Coronavirus Pandemic the chapter began holding all-virtual seminars, committee meetings, Executive Council meetings and networking events.

## Legislative Advocacy

The Legislative Committee is shown to be one of the first organized groups within the Chapter. In addition to working with the Programs Committee to provide speakers on timely topics, the extensive

work completed by the Committee represents time intensive responsibilities on matters that are often of potentially great impact to our course of business. A sampling of the accomplishments include:

- 1985 – Actions to defeat proposed legislation on limiting the use of cash accounting sponsored by the Treasury Department by working with Congressman Bill Archer’s office.
- 1988 – Worked to organize opposition to a proposed City of Houston ordinance of off-street parking.
- 1990 - Worked with City of Houston and Construction Industry Council to evaluate building codes as related to widespread damage to buildings from frozen pipes in December 1989.
- 1993 – Worked closely with Spectrum Engineering who acted as a protester on our behalf at a public hearing regarding the issue of moving the SWBell demarcation point in buildings.
- 1994 – Representation on the Houston High Rise Triad in its first year of activity
- 1995 – Support of the Fire depository box ordinance.
- 1996 - Actively lobbied to maintain the existing definition of a high rise building through membership involvement in the Construction Industry Council.
- 1996 – Solicited and achieved modification to local life/safety equipment testing requirements through involvement in the Houston High Rise Triad.
- 1997 – Opposed a city wide minimum wage increase which would have raised the minimum wage from \$4.75/hour to \$6.50/hour.
- 1997 to 1998 – Supported the efforts of a consortium of major Houston real estate companies who were testifying at the PUC in support of regulations that protected the private property rights of the Owners. Efforts were partially successful in heading off one-sided access rules.
- 2000 – IREM Houston participates in the first Washington, D.C. Capitol Hill Visit and continues annually.
- 2001 – Escalator brush ordinance - although the City of Houston Escalators Brush Ordinance passed against IREM’s wishes, we were instrumental in helping to obtain a 10 year compliance period.
- 2001 to 2003 – Updates were provided to the Chapter on the Tanglewood suit involving a claim that a property owner was discriminating against a telecom vendor for access to a Building. The suit was supported by a joint IREM / BOMA effort.
- 2002 – Passing of the proposed smoking ordinance amendment – worked with City of Houston Council Member, Honorable Anise Parker, along with Houston attorney, Clarence West to draft the proposed Health Ordinance modifications to provide a healthy work environment.
- 2002 – Support for adoption of the International Building Codes.
- 2002 – Opposed false fire alarm fees – a fee for false alarms was being proposed by the Houston Fire Department in response to the cost of responding to these calls. Worked with HFD and the City Legal Department to increase the fire alarm licensing fee in lieu of false alarm fees.
- 2004 – Reconsideration of storm drainage fees – the City of Houston proposed new storm drainage fees due to Tropical Storm Allison.
- 2009 - IREM Houston coordinated the first Texas visit with Governor Perry’s aids.
- 2010 - The chapter renamed the Legislative Committee and began calling it Public Policy.
- 2013 - IREM Houston joined a local organization called Houston Real Estate Council, to collaborate and monitor with other top real estate organizations in Houston.
- 2018 - Chapter endorses Flood Control Bond Proposal for Harris County. Additional, the chapter contributed \$2,500 to the FightFlooding PAC.
- 2019 - IREM Houston had a member serve on the City of Houston Climate Action Protection Advisory Task Force to help develop and implement Houston’s CAP plan going forward.

## Developing Leaders

In addition to information provided through the sources listed above, education has been a focus through the on-going seminars provided on relevant topics such as:

- Hewlett Packard 12-C Instructions (at only \$10 per student in 1985)
- Time Management (March 1986)
- Asbestos – You’re Liable to be Liable (1988)
- Understanding Escalations (1990)
- Life Safety (1990)
- Understanding the Lease (1990)
- Worker's Compensation for the '90's (1990)
- Crisis Management (1990)
- Valuation of Investment Properties (1990)
- The ABC's of HVAC (May 1993)
- Is the Information Superhighway Knocking at Your Door? (January 1995)
- Building Operating Systems (1995 - 2003)
- Disaster by Design (April 1996)
- Creating and Nurturing A Customer Passionate Company (October 1996)
- Planning for Results (May 1998)
- Excitement in Escalations (February 1999)
- Radio Frequency Training (2001)
- Learning from the Great Flood (2001)
- Security & Preparedness Seminar (2001)
- How to Wow Series (2002)
- Customer Service – The Key to Your Competitive Edge (2002)
- Houston Community College Partnership (2003)
- Field Trip to the Harris County Emergency Management Facility (March 2004)
- What the Experts Know About Fire (Summer 2004 and Winter 2006)
- Satisfying the Demand for Wireless Coverage in Office Buildings (June 2006)
- After Disaster Strikes (August 2006)
- Change Is Good...You Go First! (January 2007)
- Intelligent NextGen Buildings (March 2007)
- Getting Smart About Money (July 2007)
- Automated Business Solutions (2008)
- LEED Existing Building's Seminar (2008)
- Real Estate Leadership 101 (2008)
- Energy Efficient Buildings (2009)
- Energy Star Workshop (2009)
- LEED Building Tour (2010)
- LEED Certification Classes (2012)
- There's An App for That (2012)
- Excel Classes (2013) – held at the HAA computer room
- Escalations for Managers (2013)
- Fair Housing (2013) – National pilot course
- Elevator Lunch and Learn (2014)
- Insurance Lunch and Learn (2014)
- Insurance Certificates (2015)
- Effective Delegating (2015)
- Mandatory Energy Benchmarking (2015)
- Building Security (2015)
- Tech Trends (2016)

- Personal Safety (2016) – physical fitness training
- Crisis Throwdown (2017)
- Public Speaking (2017)
- Conflict Management (2018)
- Engineers Seminar (2018)
- Intro to Property Management (2018 and 2019)
- What Asset Managers Want (2019)
- Budgeting (2019)
- Leadership White Papers Presentations (2019)
- Mindset Shifts to Drive Growth (2020)
- Before A Lawsuit Happens (2020)

## Commitment to the Industry – Scholarships

- 1984 - The Houston Chapter developed a scholarship program which gave out several awards of funds annually.
- 2005 - At the height of the program, the fund gave out \$36,000 for IREM educational funding
- 2011- IREM Headquarters offered a restricted fund through the IREM Foundation and the Chapter transferred \$10,000 to the fund which was matched by IREM HQ up to \$4,000. Funds from that were distributed for years to local Houston members.
- 2014- At this point in the program, between local funds and IREM Foundation funds our chapter was awarding an average of \$12,000 annually to approximately 20 applicants.
- 2019 - After the IREM Foundation discontinued the Restricted Fund Program, the Houston Chapter used up its funds on local scholarships and then went back to using its own scholarship account as needed. Note that the IREM Foundation continued to generously award Houston-member funds amounting to over \$23,000.

## Commitment to the Community

The Chapter's commitment to the community is too extensive to document in full, but can be highlighted by a summary of the following activities:

Annual Events benefiting Harris County Children's Protective Service include an Easter Egg Hunt, Halloween Party, Thanksgiving Food Drive and Holiday Toy Project.

The Harris County Protective Services B.E.A.R. Room has been the recipient of shoe drive donations since the inception of this program in 1998. During the first year of this program, 700 pairs of shoes along with \$5,000 in monetary donations were collected. In 2006, over \$12,000 was collected for this worthwhile program.

Other organizations that have been the recipient of community hours by the Houston Chapter include:

- Lyerly Retirement Home – Valentine's Day parties are provided for the residents of this low income housing facility
- Volunteers manned the telephones for channel 8 telethons, raising funds for public television
- Ralph Street Housewarming Project – Assisting the Mental Health & Retardation Authority in Harris County
- Volunteers in Public Service – Assisting high school age children with summer job placement
- Houston Zoo – Volunteers assisted with landscaping improvements due to budget cuts for the Zoo

- Gulf Coast Regional Blood Center – An IREM account was established and membership participated with the Blood Center throughout the year
- Star of Hope Mission – Birthday party for young residents
- Private sector initiatives – Providing home improvements and food supplies to numerous families in the Houston area
- Child Life Reading Program at Ben Taub Hospital
- Habitat for Humanity
- Support Our Troops Military Fundraiser (9 years)
- Houston Blood Center
- Lights Out Houston (4 years)
- Special Olympics
- Trees for Houston
- Clinton Bush Katrina and Haiti funds
- Houston Food Bank
- Yellowstone Academy (2015)
- Camp Hope (2015)
- Dress for Success (2016)
- C.O.P.S (2019)
- Memorial Park Conservancy (2019)
- Kids' Meals (2019 and 2020)
- Kids' Meals COVID Relief Fund – the chapter raised \$6,575 in donations for Kids' Meals during the COVID-19 pandemic, with the IREM Foundation contribution an additional \$1,000 in matching dollars. The total amount donated was \$7,575.

### Commitment to the Community – Charity Golf

The first charity golf tournament completed by our Chapter was in 1986.

- An average of 350 golfers participate at each tournament
- A total of \$900,000+ has been raised in the past 20 years
- The first tournament raised \$1,200 for the Arthritis Foundation
- Since 1998 over \$70,000 per year has been raised with the annual contribution reaching \$80,000 consistently since 2002
- Funds donated to Harris County Children's Protective Service have allowed for the purchase of a vehicle (van), building of a recreation room at Chimney Rock Center, purchase of new dental x-ray equipment, exercise equipment for the teens served by CPS, books for the learning center, and numerous monetary donations to the CPS BEAR Room.
- Total donated funds to HCPS totaled over \$1.1 Million Dollars
- In later years, smaller denominations went to Camp Hope and C.O.P.S.

### Commitment to the Community – School Programs

- The program for Making A Difference began in 1994 and was created to honor youth in our community that are a positive force in the daily lives of others.
- The current Making A Difference Award program provides each recognized youth with a Certificate of Appreciation, \$200 in cash, and a \$100 savings bond provided by Frost Bank.
- Around 2010, IREM Houston formed a partnership with the University of Houston Graduate Real Estate Program and maintained that relationship for six years. As such the chapter paid \$1,000 to the school's program and had a liaison serve on the rotating board of directors.

## IREM Past Presidents

1955 - 1965 C. Malcolm Hamilton	1992 - Wayne Reyes
1966 - Sam Feldt	1993 - Kathy Whitman, CPM
1967 - William C. Clark	1994 - Rick Veith
1968 - P. Duane Prestwood	1995 - Pat Pollan, CPM
1969 - Sidney J. Leventho	1996 - Howard Sims
1970 - John Plant	1997 - Vic Russo
1971 - Richard B. Mougey	1998 - Jeff Williford, CPM
1972 - George McDowell	1999 - Cindy Steele, CPM
1972 - Robert Kuldell	2000 - James Sinclair, CPM, CCIM, RPA
1973 - Fred Goeke	2001 - Wayne Reyes
1974 - Betty Greene	2002 - Larry Chapman, CPM
1975 - Bob Lewis	2003 - Lisa Hensley, CPM
1976 - H.J. Tollett, Jr.	2004 - Lynn Kelleher, CPM, CCIM
1977 - Arnold Farber	2005 - Gregg Raymond, CPM
1978 - David Dean	2006 - Philip Schneidau, CPM
1979 - Jerry Taylor	2007 - Tammy Hendrix, CPM
1980 - Jay Harvey	2008 - Jeff Burck, CPM, RPA
1981 - Leota Stewart	2009 - George Griffin, CCIM, CPM
1982 - Victor Vacek, CPM	2010 - Frank Staats, CPM
1983 - Steve Edgar, CPM	2011 - Mary Butler Summy, CPM
1984 - Bob Downs, CPM	2012 - Kathy Maxie, CPM
1985 - Patti Dunnell, CPM	2013 - Shawn Harvey, CPM
1986 - Jack Tennyson	2014 - Janie Snider, CPM
1987 - Gary Ainsworth	2015 - Kristine Fox, CPM
1988 - Joseph Karp, CPM	2016 - Laura Krupowicz, CPM
1989 - Jan Daub, CPM	2017 - Chase Crawford, CPM
1990 - Kathryn Lindner, CPM	2018 - Stephanie Swanson, CPM, ACoM
1991 - Gary Dahse, CPM	2019 - Janet Shipley, CPM

## Houston Presidents to Continue as Regional Vice President or National Board Member:

Steve Edgar (RVP)	Jeff Williford (RVP)
Arnold Farber (RVP)	Jeff Burck (RVP)
HJ Tolette (RVP)	Lynn Kelleher (RVP)
Kathy Whitman (RVP)	Shawn Harvey, CPM (RVP)
Pat Pollan (RVP)	George Griffin (RVP and Board Member)

## Houston Members who were approved as National Faculty Members:

Jerry Taylor	Larry Chapman
David Dean	David Hargrove
Fred Goeke	Pius Leung
Jo Karp	Philip Schneidau
Bodie Beard	Kathy Whitman

*IREM Houston's history was first recorded and written in 2005 by Wende Lewis Buckley, CPM in honor of the chapter's 50th Anniversary. The written history is a tribute to the dedicated individuals who have*

*built the Houston IREM Chapter into the successful organization that it is today. The chapter history was last updated in Summer 2020.*