

## An Unwavering Commitment To New York City

An Interview with Meghann Gill, Senior Vice President, Operations, SL Green Realty Corp.

**EDITORS' NOTE** Meghann Gill has been a member of the SL Green team for more than 20 years, joining in July 2002. Over the years, she has held the position of Property Manager at various properties, and served as Vice President, Portfolio Manager, where she oversaw over a dozen properties. As Vice President, she played an integral role in major redevelopment properties such as 280 Park Avenue and 10 East 53rd Street and spearheaded the company's transition into residential management. Most recently serving as Senior Vice President, she has been responsible for SL Green's newest residential development, 7 Dey, where she oversaw the building's Leasing and Management program, as well as the 421a Affordable Housing efforts for the property. Gill earned a BA degree in international relations at Tufts University.



Meghann Gill

**COMPANY BRIEF** SL Green Realty Corp. ([slgreen.com](http://slgreen.com)), Manhattan's largest office landlord, is a fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing the value of Manhattan commercial properties. As of December 31, 2023, SL Green held interests in 58 buildings totaling 32.5 million square feet. This included ownership interests in 28.8 million square feet of Manhattan buildings and 2.8 million square feet securing debt and preferred equity investments.

### How do you describe SL Green's culture?

SL Green's culture is dedicated to its people and its city. The success of New York City as a whole influences the culture of SL Green, as our team represents the diversity, drive, and innovation that make New York City the greatest city in the world. SL Green fosters a culture in which city wins are company wins, and I am honored to work alongside the top professionals in the real estate industry in making my home city better.

### What have been the keys to SL Green's industry leadership and how do you define the SL Green difference?

Key to our industry leadership is staying resilient and pushing boundaries. The pandemic ushered in a chain of unprecedented events that deeply impacted the real estate

market, yet we are stronger than ever as our developments continue to breathe life into New York City. We continue to innovate with strategic investments that strengthen our portfolio which has not only led to us hitting our targets, but exceeding them. Our resilience puts us at the forefront of our business, as we are strategic problem-solvers who work tirelessly to better New York City each and every day. I am honored to have overseen the drive of our operations team in delivering

the highly anticipated One Madison Avenue three months ahead of schedule, and significantly under budget. Not only did we invest in the building to create a leading workplace experience, but we also invested in and gave back to the neighborhood through our commitment to Madison Square Park. SL Green has an unwavering commitment to New York City that propels us forward in all moments of adversity, and the One Madison Avenue development is a perfect example of this commitment.

### Will you highlight your role and areas of focus?

I am the Senior Vice President of Operations at SL Green, where I am responsible for budgeting, capital planning, code compliance, contract management, risk mitigation, and operational procedures. Recently, I oversaw our operations team in delivering One Madison Avenue, our new neighborhood-defining office tower in Midtown South.

### Will you provide an overview of One Madison Avenue and how the office tower will be positioned in the market?

Located adjacent to Madison Square Park, the 27-story, 1.4 million-square-foot Midtown South office tower will provide the highest standard for today's workplace with forward-thinking amenities and a cutting-edge healthy work environment. This building features a stunning 11,000-square-foot roof deck with panoramic views of Manhattan, connected directly to a 7,000-square-foot tenant-only amenity space, "The Commons." In line with the positive feedback we've received from tenants on the incredible F&B offerings at some of our other buildings, such as the success of



One Madison Avenue





Le Pavillon and Joji at One Vanderbilt Avenue, we are thrilled to extend our partnership with Chef Daniel Boulud to launch his first Parisian-American steakhouse, La Tête d'Or. As a result of these unprecedented retail, wellness, and hospitality-focused amenities, in addition to SL Green's commitment to its tenants, the building is truly one-of-a-kind in the market, home to notable anchor tenants such as Chelsea Piers Fitness, IBM, and Franklin Templeton.

**Will you discuss SL Green's commitment to the neighborhoods surrounding its developments?**

Without thriving neighborhoods, buildings are mere structures that lack life or community. That's why at SL Green we are immensely committed to contributing to the health and wellness of New York City's neighborhoods. For example, most recently, as part of the development of One Madison Avenue, SL Green donated \$250,000 to the Madison Square Park Conservancy, the nonprofit organization licensed by the New York City Department of Parks and Recreation to manage Madison Square Park. The donation facilitated the completion of a new dog run and helped ensure the ongoing upkeep and maintenance of one of New York City's most vibrant and historic parks. I had the great honor of attending the ribbon cutting ceremony for Gemma's Dog Run, which officially opened last July and has quickly become a coveted destination in Flatiron.

As part of our construction of One Vanderbilt Avenue, we invested \$220 million in upgrades to Grand Central Terminal, which not only enhanced safety measures, but made a significant social impact on the surrounding area. The package we invested for this initiative facilitated the widening of 4,5,6 train platforms, the addition of new subway entrances, and the widening of staircases. These improvements

not only helped the MTA accommodate thousands more people per hour through the subway system, but also eased the transit experience for both New Yorkers and tourists alike. It is of the utmost importance to us to ensure that our developments contribute positively to the neighborhoods they are part of, fostering vibrant, thriving communities for generations to come.

**How critical is it for SL Green to build a diverse and inclusive workforce?**

It is absolutely imperative. Our success is built on our commitment to creating a team that reflects the microcosm of the city in which we develop, which is exemplified in our recruitment

strategy. Diversity is a core focus in our workplace culture, and as such, we are focused on recruiting, developing, and retaining the best talent to ensure that all voices are reflected in SL Green's decision-making.

Our People Experience team has also incorporated employee programming focused on diversity, equity, and inclusion which directly shapes SL Green's company culture and contributes to our success within the industry.

**Do you feel that there are strong opportunities for women to grow and lead in the industry?**

While real estate has been a male-dominated field for decades, major strides have been made in recent years across the industry to support the implementation of female representations across all sectors of firms. I am deeply grateful for the opportunities SL Green has presented to me which have helped me advance in my career. SL Green has made it a priority to invest in its female employees and support the growth of those in leadership roles, which is evident in our workforce demographics. I am fortunate for the guidance and support I have received here, along with my own commitment to inspire the same of the incredible women who I work with. Guidance and mentorship propel careers, and SL Green embodies these values wholeheartedly and makes them accessible to the women on our team.

**You have spent more than 20 years of your career with SL Green. What made the experience so special for you?**

The people at SL Green have really made my experience working here so special. They have catapulted me forward and provided encouragement throughout, in challenging and triumphant moments alike. I am lucky to get to learn from my incredibly talented colleagues every day. SL Green is a company I am proud to work for, and I am excited to see what the future holds for our footprint on New York City. ●



*One Madison Avenue Rooftop entrance (top); and indoor and outdoor lounging space (above)*