



## **2025 Ones To Watch - Industry Leaders: Jerry Bianco, Suffolk**

April 22, 2025 - Spotlights



Jerry Bianco  
SVP, Operations Manager

Suffolk

Recent goal and impact:

One of my early goals at Suffolk was to introduce the firm to the incredible developers I've built relationships with throughout my career. Securing key project wins, and managing the Waldorf Astoria are a reflection of the trust we're building within New York's high-end development market and our ability to execute complex projects at the highest level.

Turning problems into opportunities:

When I joined Suffolk, my expertise was in ground-up, new construction. Then I was assigned one of the city's most complex and high-profile renovations: the Waldorf Astoria. It was an exciting challenge and by assembling a top-notch team and leaning into collaboration, we've turned the project around and are now approaching completion. It's been a defining moment in my career and a testament to Suffolk's ability.

Best advice for new leaders:

Delegating isn't always easy, but real growth happens when you give others the space to step up.

Sharing knowledge and expertise:

Construction is a relationship business, and I believe strongly in giving back by sharing experiences and lessons learned. Whether it's stepping in to help a colleague or mentoring future talent, I make time for those conversations. This summer, I'll be overseeing two interns from a vo-tech school in Spanish Harlem. I'm especially excited about this opportunity as we help develop the next generation of builders.

Giving Back:

For the past two years, I've proudly represented Suffolk on the board of the ACE Mentor Program. Sitting in on student team presentations, offering feedback, and witnessing their creativity and energy has been incredibly meaningful. It's rewarding to help guide young talent and to see the spark of future leaders forming through hands-on learning.

Best books, podcasts, or apps for aspiring leaders:

Two recommendations I always come back to are Band of Brothers and The Prince.

Who was/is your role model and/or leadership mentor?

My leadership style has been shaped by 24 years with Ralph Esposito at Lendlease and now at Suffolk.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540