

Building Owners and Managers Association International
2019 Annual Conference
Salt Lake City, UT

Government Affairs Committee

Saturday, June 22, 2019
1:00pm – 4:00pm

Chair:	Geoff Wardle, BOMA/Idaho
Vice Chair:	Bob Six, BOMA/Chicago
BOMAPAC Chair:	Sandy Robinson, BOMA/Denver Metro
BOMAPAC Vice Chair:	Manny Moreno, BOMA/Oakland-East Bay
BOMAPAC Vice Chair:	Cristalle Bozarth, BOMA/Kansas City
Energy & Environment Chair:	Eric Duchon, BOMA/Chicago
Energy & Environment Vice Chair:	Sara Neff, BOMA/Greater Los Angeles
State Government Affairs Chair:	Traci Devereaux, BOMA/Ft. Worth
State Government Affairs Vice Chair:	Shayna Eskew, BOMA/San Francisco
IDF Oversight Committee Chair:	Chris Horsley, BOMA/Indianapolis
IDF Oversight Committee Vice Chair:	Paul Cohen, BOMA/Omaha

Attendees

Sam Alpert	Mark Jackson	Karen Penafiel
Andy Arrick	David Jones	Tom Peterson
Tammy Betancourt	Rod Kaufman	Megan Purdue
Mary Bingham	Sarah Kelly	Deb Pyznarski
Mark Boehnlein	Mark Kelly	Missy Quinn
Cristalle Bozarth	Mary Lantz	Sandrena Robinson
Byron Bright	Brian Lomel	Chris Rotolo
Gary Bullock	Bruce Lyman	Jonathan Rubin
Catherine Carlson	Ryan Lynch	Dave Schaecher
Michelle Carter	Michelle Lynn	Patrick Shaw
Sandy Castro	Tom Magnussen	Stephen Shepard
Paul Cohen	Bulia Marin	Sheri Simpson
Courtney Danko	David Mastro	Bob Six
Traci Devereaux	Edward Mazzei	Catherine Stanford
Mary Dillard	Rich McClure	Susan Steward
Eric Duchon	Bill Moebius	Lesa Stewart
Christy Earley	Amber Molina	Ron Tabaczynski
Thor Emblem	Manny Moreno	Susan Walker
Cary Fronstin	Holly Morikami	Chad Williams
Channing Gibson	Marvin Mouser	John Bryant (Staff)
Bill Gilbert	Michael Mulcrone	Emily Naden (Staff)
Greg Grainger	Corinne Nawrocki	Ken Rosenfeld (Staff)
Maya Henderson	Lugene Nelson	Meg Novak (Staff)
Lisa Hensley	Chris Nelson	Maria Balzer-Pisciotta (Staff)
Chris Horsley	Matt Pavlakovich	
Kristin Howell	Michele Pellico	

Call to Order and Welcome

Chair Geoff Wardle called the committee to order at 1:04 pm.

Acceptance of the Report of the Last Meeting of the Committee

The Committee unanimously accepted the minutes of the meeting held at the 2019 BOMA Winter Business Meeting.

Geoff Wardle, BOMA/Idaho & Bob Six, BOMA/Chicago – Local Association Issues

Discussion Results

Geoff and Bob discussed the results of the breakout discussion held at the Winter Business Meeting regarding what type of content BOMA members want from the Government Affairs Committee. Suggestions from this breakout session included:

- Leveraging technology
- Case studies on trending topics
- Congressional calendar reminders
- Infobites

John Bryant & Emily Naden, BOMA International – Federal Legislative Update

John Bryant discussed BOMA's efforts in ensuring that 179D – the Commercial Buildings Energy Efficiency Tax Deduction – remains a part of the tax code and ultimately becomes permanent.

Emily Naden discussed the progress in fixing the drafting error in the most recent tax reform bill that moved leasehold improvement property from a 15-year depreciation schedule to a 39-year one. Leasehold, restaurant and retail property were all combined into “qualified improvement property” which were supposed to have a 15-year depreciation period and full expensing until 2022. However, a drafting error changed the 15-year schedule to a 39-year one.

Chad Williams, BOMA/Austin – Tax & Finance Task Force

Chad Williams provided an update on the Coalition to Insure Against Terrorism's activity. Earlier in the year, the IDF approved funds for BOMA to join this coalition as the Terrorism Risk Insurance Act is set to expire in 2020. Recently, the coalition submitted comments to a Senate Banking hearing. BOMA will continue to use this year to set the educational foundation necessary to convince Congress the need for a federal backstop supporting terrorism insurance.

Sandy Robinson, BOMA/Denver Metro -- \$1,000 PAC Challenge

Sandy discussed the new challenge, initially launched at the Winter Business Meeting, for all BAEs – raise \$1,000 for BOMAPAC in 2019. BOMAPAC's goal for 2019 is to raise \$90,000. If every local association committed to raising at least \$1,000, we would easily surpass this goal. Sandy also provided ways to get to the \$1,000 mark including appealing to your board, hosting very small but regular fundraisers at monthly luncheons, collect donations from individuals and host a thank you reception at the end of the year, and identify existing events on your calendar where you may be able to add a fundraiser that supports BOMAPAC. At the end of the year, each BAE who has successfully raised \$1,000 or more will be entered in a drawing to win a \$500 Visa gift card.

Meg Novak, BOMA International – PAC Administrative Fund

Meg highlighted the PAC Administrative Fund and what costs it can cover when local associations host a BOMAPAC fundraiser. The fund helps us to cover the operational cost of hosting a fundraiser and is eligible to accept corporate contributions. Many local associations have been successful in raising funds for the administrative fund through special events and including it on their dues invoice. Meg also went through different ways the administrative fund can be used including covering the cost of prizes in a PAC fundraiser, gift items, or even for BOMA International staff travel.

Cristalle Bozarth, BOMA/Kansas City & Manny Moreno, BOMA/Oakland-East Bay – BOMAPAC Local Association Highlights

Meg highlighted two local associations who did a fantastic job raising money for BOMAPAC and the PAC Admin Fund this year. BOMA/Columbus raised \$2,000 by soliciting their board for contributions. Focusing on leadership buy-in helps to encourage other members to become involved. BOMA/Greater Little Rock was successful in adding a line item to their dues invoice asking for contributions to the PAC Administrative Fund.

Chris Horsley, BOMA/Indianapolis & Paul Cohen, BOMA/Omaha - IDF

Chris provided a financial report – the IDF has a healthy balance of \$791,000 – and mentioned the three new applications that were approved at the IDF meeting earlier that day:

BOMA/Suburban Chicago on a creative interpretation of a parking tax by Cook County, BOMA/Hawaii on a second phase fighting against extreme electric vehicle parking mandates, and BOMA International on an FCC rule on over-the-air reception devices that could severely threaten private property rights. Paul discussed a new IDF resource – an interactive map that's now live on the BOMA website -- which graphically represents the past five years of IDF projects including a synopsis of the issues that were tackled. Brief updates on recent projects were provided by Stephen Shepard of BOMA/Denver on homelessness, Erin Dayanan of BOMA/Hawaii on electric vehicle parking, and Lisa Hensley of BOMA/Austin on property tax reform.

Eric Duchon, BOMA/Chicago – W² Challenge

Eric provided an update on the sustainability challenge, which is halfway through Year 2. Participation is now at 2,000 buildings in over 400 cities, sharing nearly half-a-billion square feet of property in ENERGY STAR Portfolio Manager. The top 10 metropolitan areas by participating buildings were announced, led by BOMA/Metropolitan Washington D.C. (AOBA). The focus of the Challenge is shifting from the basics of benchmarking to sharing best practices that can lead to performance improvements. A pair of Improvement Guides, one on Water Conservation and one on Waste Management, are now available for free on the BOMA website, and the webinar series is featuring industry experts and case studies from participants. Looking ahead, as the Challenge approaches its conclusion, various winners will be recognized, additional case studies will be collected, and related policy recommendations will be developed.

Craig Haglund, Environmental Protection Agency – ENERGY STAR Scoring Update

Craig discussed the updated ENERGY STAR scores, which originally resulted in lower scores for certain buildings in colder climates. The new scores have now been adjusted to account for Heating Degree Days (HDD), which on average will result in an increased ENERGY STAR score of 5 points in those colder climates. Buildings in warmer climates will not be affected. The new scoring matrix will be live in EPA's Portfolio Manager on July 22.

Shayna Eskew, BOMA/San Francisco – New Policy Brief

Shayna announced the release of a new BOMA Policy Brief: "E-Scooters and the Micromobility Trend." This issue has rapidly gained the attention of the CRE industry, with fleets of electric scooters appearing almost overnight in approximately 100 cities. This white paper is intended to start necessary conversations by listing the pros and cons of this new transportation option and identifying next-steps. This paper launches a new series of policy briefs intended to highlight hot-button state and local issues facing local associations across the country.

Meg Novak, BOMA International – myCommunities

Meg discussed how the GAC will be utilizing the myCommunities feature to establish membership within the GAC's three subcommittees – BOMAPAC Council, Energy & Environment, and State & Local affairs. These subcommittees will work with its members throughout the year to deliver engaging and relevant content to BOMA members.

Traci Devereaux, BOMA/Ft. Worth – Local Association Issues Discussion

Traci led the local issues discussion. The conversation first focused on the topics of the three, initial policy briefs: e-scooters, animals in the office, and marijuana concerns. The discussion was then opened up to address other issues facing local associations, which included, for example: a renewable energy mandate and congestion pricing in San Francisco, tax assessments and fair work week requirements in Chicago, a new excise tax and rent control in Washington state, sales taxes on services in Utah, and mandatory paid sick leave in Texas. BOMA Florida also shared its recent success in protecting a seat on the Florida Building Commission.

Geoff Wardle, BOMA/Idaho -- Adjourn

Chair Geoff Wardle adjourned the meeting at 4:00 pm.

Respectfully submitted,

John Bryant, Emily Naden, Meg Novak, Ken Rosenfeld, Maria Balzer-Pisciotta
Government Affairs Committee Liaisons