

# BOMA Anchorage February 2011

Federated with  
BOMA International

**BOMA Anchorage**

**2011**

## President's Message: Andrew Romerdahl

Well, it has surely been an exciting first few month's to my presidency! Things started off on a high note in January with the presentation of our **2011 Commercial Real Estate Forecast**. We had another sellout crowd of over **450 attendees** who were presented with a lot of great insight into current conditions in the Anchorage real estate market. As an added bonus, the ever popular Neal Fried presented his yearly economic forecast. All in all, it sounds to me like we are lucky to live where we live, given conditions in markets elsewhere in the country.

Later in January, I traveled to Orlando to attend the BOMA International Winter Business Meeting. I have always returned from BOMA events excited and energized, and this trip did not disappoint. There were several sessions on a range of topics including local member services, state and federal government affairs, the newly formed BOMA Stars energy efficiency benchmarking system (which will be explained in detail during upcoming meetings), as well as updates on all of the different inner workings of BOMA international. There was also lots of talk about the upcoming **2011 BOMA International Conference and The Every Building Show** in Washington D.C. This annual conference is the highlight of the BOMA year, and includes an incredible amount of great information, pertinent education, and numerous networking opportunities for BOMA members. I encourage all of you to consider going to this event, and I am hoping to put together a contingent of Alaska BOMA attendees! If it is not in your cards to attend this year's event, be sure to pencil in for next year, which will be held in Seattle (a mere 1,400 miles away!).

One thing that I gained from attending the Winter Business Meeting is that we have one of the best local BOMA associations around. I was able to chat with presidents from a number of other locals, and every one I talked with was very impressed with our stats. First of all, we now have over 150 members! (153 for those that are counting). This is a very impressive statistic given that we come from one of the smallest metropolitan areas. Another impressive statistic is that we have had a consistent pattern of membership growth over the last several years. Although BOMA international has been able to maintain flat membership (i.e. no members lost) there are several locals who have indeed experienced a decline in membership, especially over the last few years. The third statistic that other attendees were impressed with was the strong participation in our local BOMA events, most notably our monthly luncheons. There were a few presidents who were in disbelief when I announced that we had recently hosted a forecast luncheon that drew an audience of 450 people.

The point of all of this is to say thank you to everybody for making BOMA Anchorage one of the best BOMAs in the country! Because of all of your support, it makes my job more enjoyable, as I am able to brag to everyone else about how great our association and its members are. I hope that everyone has a great spring, and look forward to seeing you at our upcoming BOMA Anchorage events!

Andrew Romerdahl  
President, BOMA Anchorage



### Amazing FACT:

BOMA Anchorage members currently own or manage over **31,395,200** square feet of commercial real estate!

### Welcome New Members:

#### **Peter Brakora:**

*ConocoPhillips Alaska*

#### **Janell Bullock:**

*Business Interiors NW*

#### **John Bush:**

*Meridian Management*

#### **Colby Kelly:**

*Kelly Lawn & Landscaping*

#### **Caroline Petersen:**

*Wells Fargo Bank*

#### **Tamra Rupe:**

*RSD Properties, LLC*

#### **Kevin Tillotson:**

*Wells Fargo Bank*

### 2010 Member of the Year:

Congratulations and Thank You to **Ken Bauer, Past President** who was named 2010 Member of the Year for his time, energy and dedication to BOMA Anchorage.

### 2010 Company of the Year:

**The Superior Group** was named 2010 Company of the Year for commitment to BOMA Anchorage as a generous sponsor and consistent participation at our monthly luncheons. Congratulations and Thank you!

## Advocacy Issues:



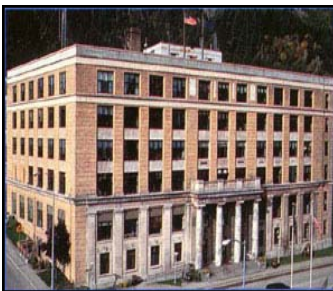
BOMA Board Members were invited to meet with **Senator Mark Begich** in his Anchorage office a few weeks ago to discuss issues of particular concern to small business and commercial property owners. Items covered included: extension of the Bush Tax Incentives; continuation of the SBA 8(a) program; infrastructure challenges in rural Alaska; and the impact of the various ANC headquarters in Anchorage. The Senator expressed an interest for continued, open dialog with BOMA Anchorage regarding pertinent issues facing the business community.

### Title 21 Rewrite Work Continues:

Dan Coffey addressed the BOMA Board at the January Board meeting, giving an update on the status of the Title 21 Rewrite. Charged by the Mayor's office to get the job done, Coffey was appreciative of the active role BOMA has taken with Title 21. His committee, which includes BOMA Board members Shaun Debenham and Don Dwiggins, meets 2 hours each week to review every word in each chapter, making changes, adjustments and numerous refinements as needed. We will keep you posted as the Rewrite nears completion.

### Title 23: Get Educated

Better known as The Building Codes Section of the Municipal Code, there is an effort to repeal the current 2006 Code and adopt the 2009 Code in its place. If adopted, an entire array of new codes will be enforced. Of particular concern is the International Energy Conservation Code and the LEED Ordinance, both of which have major cost impacts to building owners. The Assembly's Public Hearing on Title 23 is scheduled for March 29th. We encourage all BOMA members to follow this issue, get educated and make plans to attend the Public Hearing.



The Alaska Capitol building in Juneau was first completed in 1931 and currently houses the State Legislature, the offices of the Governor and the Lt. Governor.

## State Legislature: SB57, HB40, HB41 & HB90

The BOMA Board of Directors forwarded a Resolution to the State Legislature urging Senators and Representatives NOT to pass SB 57, HB40, HB41 and HB90 which either propose to increase the residential property tax exemption or to increase property tax exemptions for other spe-

cialty groups to the detriment of commercial land owners and owners of lower valued residential homes. The Resolution further urged Senators and Representatives to "seek meaningful property tax relief alternatives to help relieve the dramatic increase in property taxes

that has occurred over the last few years." The Board also stated that "substantially higher property taxes are harming both residential and commercial property owners, with the effect of hindering the Anchorage economy as a whole".



## 2011 BOMA Anchorage Board of Directors:

<b>President:</b>	<b>Andrew Romerdahl/Pfeffer Development</b>	<b>646-4644</b>
<b>Vice President:</b>	<b>Darin Floyd/Wells Fargo Bank</b>	<b>265-2140</b>
<b>Secretary:</b>	<b>Joy Sparrow/Otis Elevator</b>	<b>278-4575</b>
<b>Treasurer:</b>	<b>Don Dwiggins/Don Dwiggins Associates</b>	<b>274-1643</b>

**Directors:**

<b>Ken Bauer/Alaska Energy Savers</b>	<b>351-4906</b>
<b>Shaun Debenham/Debenham Properties</b>	<b>562-9330</b>
<b>Mike Gould/Excel Construction</b>	<b>522-5554</b>
<b>Fred Griffith/The Superior Group</b>	<b>349-6550</b>
<b>Serena O'Donnell/Willodell Enterprises</b>	<b>561-6064</b>
<b>Mark Rowley/PTP Management</b>	<b>343-1719</b>



<b>Judy Dwiggins/BAE</b>	<b><a href="mailto:boma@cgp.com">boma@cgp.com</a></b>	<b>343-2662</b>
--------------------------	---	-----------------

### **Special Recognition:**

Thank you to outgoing Board member **Charlene Howe/Pinnacle Properties** and **Laura Hays/BiNW** for their years of service as members of the BOMA Board.



Congratulations to **Patty Brown/Wells Fargo Bank** as she enters the world of retirement. A BOMA member since 1989, Patty served on the BOMA Board for many years and has been awarded an Honorary Membership to BOMA Anchorage.

### **Title 23: Get Educated**

Better known as The Building Codes Section of the Municipal Code, there is an effort to repeal the current 2006 Code and adopt the 2009 Code in its place. If adopted, an entire array of new codes will be enforced. Of particular concern is the International Energy Conservation Code and the LEED Ordinance, both of which have major cost impacts to building owners. The Assembly's Public Hearing on Title 23 is scheduled for March 29th. We encourage all BOMA members to follow this issue, get educated and make plans to attend the Public Hearing.

## Calendar of Events:

<b>March Monthly Luncheon:</b>	<b>AHFC and the AEA</b>
11:30 AM Friday, March 11th	Downtown Hilton Hotel
<b>April Monthly Luncheon:</b>	<b>Per Bjorn-Roli/2011 Office Market Watch Report</b>
11:30 AM Friday, April 8th	Downtown Hilton Hotel
<b>May Monthly Luncheon:</b>	<b>CIRI Coal Project</b>
11:30 AM Friday, May 13th	Downtown Hilton Hotel

### **2011 Membership Dues:**

If you have not already renewed your 2011 BOMA membership, we encourage you to do so within the next few weeks! We are required by BOMA Int'l to drop non-renewed members by the end of March. Do we have a photo of you for the Directory? If not, please send a photo of yourself for the 2011 Directory to [judy@dondwiggins.com](mailto:judy@dondwiggins.com).

## BOMA International: 7-Point Challenge

The Building Owners and Managers Association (BOMA) International recognizes that current research estimates that energy consumption in commercial buildings accounts for 18 percent of U.S. greenhouse gas (GHG) emissions. BOMA also recognizes that responsible building operating and management practices can significantly reduce energy consumption, diminish a building's carbon footprint, and thus lower GHG emissions. By working with real estate professionals, through our network of 92 local BOMA associations with all levels of government, and the myriad of public and private groups with similar goals, market transformation will be realized.

Commercial real estate owners and operators understand the triple bottom line of reducing energy consumption and implementing "green" management practices is a social and environmental responsibility, and can result in a positive return on investment (ROI).

**BOMA INTERNATIONAL CALLS UPON ITS MEMBERS TO ACCEPT A 7-POINT CHALLENGE TO REDUCE THE USE OF NATURAL RESOURCES, NON-RENEWABLE ENERGY SOURCES, AND WASTE PRODUCTION AND WORK IN COORDINATION WITH BUILDING MANAGEMENT, OWNERSHIP AND TENANTS TO ACHIEVE THE FOLLOWING GOALS.**

1. Continue to work towards a goal to decrease energy consumption by 30 percent across your portfolios by 2012—as measured against an "average building" measuring a 50 on the ENERGY STAR benchmarking tool.
2. At least once a year, benchmark your energy performance and water usage through EPA's ENERGY STAR benchmarking tool and share your results with BOMA.
3. Provide education to your managers, engineers and others involved in building operations, to ensure that equipment is properly installed, commissioned, maintained and utilized.
4. Perform an energy audit and/or retro-commissioning of your building, and implement low-risk, low-cost and cost effective strategies to improve energy efficiency with high returns.
5. Extend equipment life by improving the operations and maintenance of building systems and ensure equipment is operating as designed.
6. Through leadership, positively impact your community by helping to reduce your industry's role in global warming.
7. Position yourself and the industry as leaders and solution providers to owners and tenants seeking environmental and operational excellence.

BOMA International believes that through implementation of these no- and low-cost operation and management practices, buildings may see a reduction in energy consumption alone of up to 3 percent. In addition to lowering operating costs and enhancing asset value, these measures will improve tenant comfort and satisfaction with better building temperature control and lower absenteeism and increase your tenants' productivity, resulting in real cost savings for tenants. **(For more information on this 7-Point Challenge, check out the BOMA International website.)**

## BOMA 2011 INTERNATIONAL CONFERENCE & THE EVERY BUILDING

The 2011 BOMA International Conference & The Every Building Show will take place June 26—28 in Washington, DC at the Gaylord Resort and Convention Center.

World-Class Speakers to Lead BOMA 2011. CNN senior political analyst David Gergen will share his unmatched perspectives on leadership challenges and the future of America at the Sunday General Session. Real estate icon Sam Zell and noted economist Dr. Peter Linneman will debate the state of commercial real estate in the U.S. and around the globe in a lively dialogue at the Monday General Session.

If you are thinking of attending this Conference, let us know as we could try and coordinate an Anchorage contingency to represent us in Washington, DC. Call the BOMA hotline at 343-2662 or email [boma@cgprop.com](mailto:boma@cgprop.com).