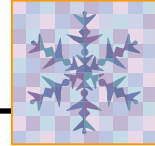




BOMA

Anchorage



March 2010

President's Message:

The Building Owners and Managers Association of Anchorage (BOMA Anchorage) is an organization of commercial property owners, managers, leasing agents and allied professionals with an interest in promoting the professional, educational and **legislative interests** of the commercial property industry in the State of Alaska.

At our February Luncheon, we had a panel discussion that outlined the problems and concerns that BOMA perceived with the proposed Title 21 Rewrite. There was some very spirited debate on whose position was right and whose position was incorrect.

As I listened to the exchange and debate, it was very apparent that there is a major gap in the way the way the Title 21 group and BOMA interpret this proposed ordinance. There appears to be a mood that we need to adopt something since it has been a work in progress for 8 years. However, it is not just a difference of opinions but a difference of how the proposed Title 21 is viewed and interpreted. If the gray area of interpretation is this large now, it will be a huge problem if the ordinance gets adopted as currently written.

The BOMA Advocacy Committee is currently working with other organizations to achieve some clarity of a situation that is quite muddled now. We feel the best interest of the BOMA membership is well served by being involved in this process. If you would like to help with this project, please give me a call.

Ken Bauer/Control Contractors

kenba@gci.net

(351-4906)



Education Corner: **Randy Morris, Chairman**

We are finalizing details for a special Educational Webinar Seminar entitled **“Right From The Start: Commissioning For High Performing Buildings”**. This seminar includes how to work with tenants faced with economic downturns. The tentative date is Wednesday, April 21st. Seminar registration and information will be sent soon. Stay tuned!

Welcome New Members!

Ernie Belanger
Mechanical Solutions

John Boyt
Replacement Glass Co.

Betty Brady
Brady Design

Michael Browder
Cook Inlet
Housing Authority

Conor Hallisy
Conoco Phillips

Aaron Lautaret
Bruin Enterprises

Tom McGrath
Frigid North Company

Eric Ritner
KRK Management

Timothy Spernak
Trust Land Office

Chris Teich
NANA Development

Joseph Wright
Otis Elevator

BOMA International:

We encourage you to check the BOMA International website on a regular basis at www.boma.org! There is information including building maintenance issues, energy concerns, leases, educational topics plus legislative updates. BOMA International has a fulltime staff watching legislative issues that significantly impact your business. **Take notice of the Action Alert below.** There is a link on the BOMA International homepage, lower right of page, with more information.

Action Alert: The House of Representatives recently passed legislation that would more than double the tax on real estate development by changing the tax rate on carried interest to that of ordinary income (nearly 40%), rather than capital gain (15%). Now the bill moves to the Senate for consideration. BOMA International needs your help telling your senators to oppose raising this tax as it will have a significantly negative impact on the future of commercial real estate investment.

BOMA 2010 International Conference & The Every Building Show

Registration is now open for the 2010 BOMA International Conference which will be held June 27—29 at the Long Beach Convention Center. This event is the premier gathering for the commercial real estate industry and an opportunity for sharing best practices, benchmarking industry standards of property management, and comparing current market trends. Check the BOMA International website www.boma.org for information!

BOMA International's members are building owners, managers, developers, leasing professionals, medical office building managers, corporate facility managers, asset managers, and the providers of the products and services needed to operate commercial properties.

Collectively, BOMA members own or manage more than **nine billion square feet** of office space, which represents more than 80 percent of the prime office space in North America!

International Factoid: Tallest Building in World

Burj Khalifa

Also Known As: Burj Dubai or Dubai Tower

Location: Dubai, United Arab Emirates

Developer: Emaar Properties

Architect: Adrian Smith, Skidmore, Owings, & Merrill (SOM)

Year: Officially opened January 4, 2010

Height: 828 meters / 2,717 feet (including the spire)

Stories: 162



CALENDAR OF EVENTS:Friday, March 12 Luncheon**Candidates for Municipal Assembly**

Panel Discussion/Questions & Answers

11:30 AM Monthly BOMA Luncheon/Downtown Hilton Hotel

Friday, April 9 Luncheon**2010 Office Market Report**

Ted Jensen/Reliant, LLC

11:30 AM Monthly BOMA Luncheon/Downtown Hilton Hotel

Wednesday, April 21 Seminar

“Right From The Start: For Commissioning For High Performing Buildings”

Time and Location TBA

Friday, May 14 Luncheon

Program TBA

11:30 AM Monthly BOMA Luncheon/Downtown Hilton Hotel

May Spring Fling---date TBA**SPRING FLING SOCIAL**

4:30 – 7:00 PM

The Alutiiq Center Atrium
3909 Arctic Blvd.**Member of the Year:**

Shaun Debenham was named **2010 BOMA Member of the Year** for his commitment to advocacy issues that affect commercial property owners in Anchorage, time consuming hours of service and dedication as a Board Member.

Company of the Year:

Otis Elevator was presented the **2010 Company of the Year** for its generous and continued dedication to BOMA Anchorage. Congratulations and Thank You!

**2010 BOMA Golf Tournament:**

The date is set for the 2010 BOMA Anchorage Annual Golf Tournament! Start looking for your championship team or at least the most fun golf partners, and mark your calendars NOW for **Wednesday, July 14th** at Anchorage Golf Course. Sponsorship information and registration forms will be sent to the BOMA membership within the next month. If you would like to be a part of the best committee in the BOMA world, contact **Golf Chairmen Andrew Romerdahl (341-2227) and Darin Floyd (265-2140)**.

Advocacy Issues: Shaun Debenham

Title 21 Rewrite: Now is the time to express your opinion! As discussed at the February luncheon, BOMA Anchorage has devoted hundreds of hours reviewing the document as currently written. We encourage you to educate yourself on the details. Check out the website at www.bomaanchorage.com for more information.

BOMA Anchorage members own or manage over 26,896,000 square feet of commercial real estate in Alaska!

2010 Membership Renewal:

Please make sure that you have renewed your BOMA membership for 2010! Not only does BOMA provide industry support, education and advocacy for the commercial real estate community, but dues also include a copy of the 2010 Anchorage Market Survey, great programs and socials, educational opportunities and professional networking. Per BOMA International, memberships not paid before the end of March must be dropped.

2010 Anchorage Market Watch:

The 2010 Anchorage Office Market Survey is being completed by Reliant, LLC and will be presented to the BOMA membership at the April 9th monthly luncheon. The Survey provides current information on trends, market conditions including vacancy, rents, operating and investment criterion plus additional details which have an impact on the local commercial real estate. This is the third Market Watch that has been prepared by Reliant on behalf of BOMA Anchorage. We are pleased to include this valuable benefit as part of your 2010 membership dues.



2010 BOMA Anchorage Board of Directors:

President: Ken Bauer/Control Contractors 351-4906

Vice President: Charlene Howe/Pinnacle Properties 333-7207

Secretary: Serena O'Donnell/Willodell Enterprises 561-6064

Treasurer: Don Dwiggins/Don Dwiggins Associates 274-1643

Directors:

Shaun Debenham/Debenham Properties 562-9330

Darin Floyd/Wells Fargo Bank 265-2140

Mike Gould/Excel Construction 522-5554

Laura Hays/BiNW 771-7600

Randy Morris/Lincoln Properties 264-1667

Andrew Romerdahl/Reliant, LLC 341-2227

Fun Factoid: Great Place to Live!

Anchorage has 10,946 acres of municipal parkland, 223 parks, 250 miles of trails and greenbelts that link neighborhoods with surrounding natural open spaces and wildlife habitat, 110 athletic fields, 5 pools, 11 recreation facilities and 82 playgrounds.

Impressive!

State of Alaska: Employment Status:

According to the 2010 Employment Forecast by Alaska State Department of Labor: "Construction employment – both commercial and residential – peaked in 2005 and has since declined moderately each year. It will fall again in 2010, possibly moving close to 2002 job levels." We are fortunate, however, in that "Alaska's job losses continue to be mild compared to the national numbers."

BOMA Anchorage Website:

Our BOMA website at www.bomaanchorage.com contains all sorts of information! Presentations from luncheon programs are posted on the site, including those from the January Commercial Real Estate Forecast. Current and some previous BOMA Anchorage newsletters are also available. In the Members Only section is a current roster of BOMA Anchorage members, the contact information for the BOMA Anchorage Board of Directors and a list of publications that we have here locally which you are welcome to borrow. There are also links to other BOMA member websites. If you would like to add a link to your business, send the link to judy@dondwiggins.com and we will get it up on the website. As always, you can check out luncheon programs and special events too and make reservations via the website. Let us know if you have other suggestions for the website!