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~ REMINDER ~

This is a joint meeting with IFMA of Southern Arizona.

Please be sure to make them feel welcomed.

BOMA of Greater Tucson Membership Meeting

BOMA of Greater Tucson Joint meeting with IFMA of Southern Arizona

February 22, 2011

Sheraton Tucson
5151 E. Grant Road
Tucson, AZ 85711

SPEAKERS & TOPICS:

Melissa Mullin

“Emergency Tips and Tricks”
and

Michael Carson

“Tucson Water Rebates”
(Topic Information ~ page 4)

Regular Entrée ~ BBQ Beef Brisket

Vegetarian Entrée ~ Caesar Salad

Check In/Networking ~ 11:15 a.m.

Lunch & Program ~ Noon

Please **RSVP by Noon on February 18th** to
BOMA GT (shopping) or call the BOMA-GT office at 299-4956.

BOARD OF DIRECTORS ~ 2011

Associate of the Month

February: None

March: Available

April: Available

**Call the BOMA GT office
to schedule your date.**



President/President-Elect	Gay Jarvis	(520) 886-1226
Secretary-Treasurer	Andrea Krug	(520) 888-5127
Past-President	Mona Deane	(520) 546-2743

PRINCIPAL DIRECTORS

Diane O'Connor (520) 245-1494
 Katie Castillo (520) 293-9000
 Dana Elcess (520) 546-2719
 Suzanne Startt (520) 321-3345

ASSOCIATE DIRECTORS

Eric Albright (520) 747-7700
 Tammy Minot (520) 382-0061
 Agnes Sheldon (520) 745-2600

BOMA GT ADMINISTRATION

Jeanie Merideth, Executive Director
 Luann Vosburg, Administrative Assistant
 (520) 299-4956 ~ bomagt@comcast.net
 www.bomagt.org

**BOMA OF GREATER TUCSON
2010 COMMITTEE MEMBERS**

Associate Member Council..... Eric Albright, Tammy Minot
 Agnes Sheldon
 Awards..... Jeanie Merideth
 Community Affairs Mona Deane
 Continuing Education Linda Montes-Cota
 EER Mary Westmoreland ~ Co-Chair
 EER
 Finance
 Golf Tina Olson ~ Co-Chair
 Golf Eric Albright ~ Co-Chair
 Government Affairs..... Tina Olson ~ Co-Chair
 Government Affairs..... Diane O'Connor ~ Co-Chair
 Membership..... Roxsann Badilla ~ Co-Chair
 Membership..... Agnes Sheldon ~ Co-Chair
 Programs Katie Castillo ~ Chair
 Public Relations..... Dana Elcess ~ Co-Chair
 Public Relations..... Karen Irby ~ Co-Chair

**BOMA of Greater
Tucson Mission
Statement**

To actively and responsibly represent and promote the interests of the commercial real estate industry through effective leadership and advocacy, through the collection, analysis and dissemination of information, and through professional development.

The BOMA News is published as a membership benefit to members of BOMA of Greater Tucson. Statements of fact and opinion appearing in this newsletter are the responsibility of the author and do not imply an opinion or endorsement on the part of the officers and directors of BOMA of Greater Tucson, unless otherwise specifically stated

PRESIDENT'S REPORT

Submitted by Gay Jarvis, Anthem Equity



It was a busy time at the BOMA Winter Business Meeting in Orlando, FL. Yes, I know – how hard could it be staying at a Disneyworld Resort? Well, it was tough but I sacrificed myself for the good of the organization.

Actually, it was four days packed with meetings, education, and making new friends. Some of the meetings I attended were BOMA Leadership and Committee Chair Orientation, the Local Association Services Committee, the BAE meeting for Jeanie, State Government Affairs Committee, Local Education Services Forum, National Advocacy Briefing, Preparedness Committee, National Government Affairs Committee and the Board of Governors meeting.

It was enlightening to hear about some of the things that BOMA International does for its members. In 2010,

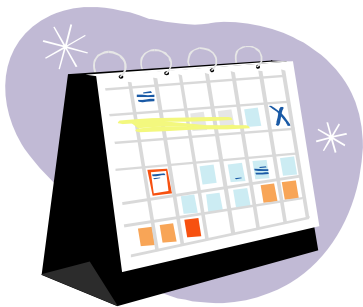
they worked to get Congress to pass an \$859 billion tax bill with provisions that will strengthen commercial real estate and economic recovery. There were two tax extensions that affect real estate: the 15 percent tax rate on capital gains was extended through 2012 and the 15 year depreciation on leasehold improvements was extended retroactively to run from January 1, 2010 through December 2011. These measures provide a much needed tax relief for the fragile commercial real estate industry. While these measures can't be quantified by seeing or touching, they free up capital that can be spent on buildings, improvements and maintenance.

Another area in which BOMA is very active is the codes arena. They work very closely with the various

agencies that write the national electrical, fire, construction codes that govern our business. Their diligence in this area has saved somewhere in the neighborhood of \$6 billion dollars by seeing to it that the various standards we use are attainable and do not cause an undue financial hardship on business.

On the local level, BOMA Greater Tucson was given an Honorable Mention Award for "Outstanding Promotion and Participation of the 2010 Experience Exchange Report." Good job EER committee. Of the 13 locals represented by the Pacific Southwest region, we were one of four that grew our membership in 2010. Outstanding job Membership committee.

In closing, I just to say "Thank You" for the opportunity to attend this conference and to represent BOMA of Greater Tucson.



REGISTER:

*Property Taxes
Education Class*

February 15th

Ward 2 Office

2011

Upcoming Events

February 10	Committee Meetings ~ * ~ Trade Show, Membership, Government Affairs and Programs
February 14	Happy Valentine's Day
February 15	Education Class ~ Property Taxes with Thomas Naifeh, Sage Tax Group
February 16	Committee Meetings ~ * ~ Public Relations, Community Affairs and Education
February 17	Board Meeting ~ PICOR, 1100 N. Wilmot Road, Suite 200
February 22	Luncheon at Sheraton Tucson ~ Joint meeting with IFMA of Southern Arizona
March 10	Committee Meetings ~ * ~ Trade Show, Membership, Government Affairs and Programs
March 16	Committee Meetings ~ * ~ Public Relations, Community Affairs and Education

* Denotes meeting is at PICOR, 1100 N. Wilmot, Suite 200

Melissa Mullin, Abracadabra Restoration

“Emergency Tips and Tricks”

"When disaster strikes or an accident occurs, the impact felt by your business can last long past the incident itself. Without swift and certain action you can lose residents, revenue, inventory and profits. After a fire it's normal to want to jump right in and clean the building or contents. Water damage often carries unseen contaminants that can be unintentionally spread by maintenance staff. Incorrect action following an accident can jeopardize satisfactory restoration and cost you double or triple your time & money. Learn the emergency tips and tricks of the trade to lessen the impact when a fire, water damage or biohazard issue affect your property."

Michael Carson, City of Tucson, Water ~ “Tucson Water Rebates”

GET PAID TO CONSERVE WATER

“BOMA of Greater Tucson members manage over fifteen million square feet of commercial property.” (source: www.bomaqt.org)

Why not manage your water use also? It's more than the wise use of a finite resource; it's a very wise investment in managing operating costs.

So how about a little help with some of your investments?

Tucson Water has conservation rebate and savings programs to help businesses reduce water consumption. Install a high efficiency urinal or toilet and receive money back on product and installation costs. Upgrade an irrigation system and be reimbursed for a third of the equipment and materials costs. Become a WaterSmart Business and join a network of other area business leaders who are recognized for promoting a more sustainable Tucson community.

In many cases, your sewer and energy costs will also go down.

This is a great time to make changes or upgrades to achieve more efficient water usage. Find the conservation program best for you: Visit www.tucsonaz.gov/water/rebate or call (520) 791-4331 to have information mailed to you. Rebate funds are distributed on a first come, first served basis. Other savings offers are limited to availability.

Performance MATTERS

The best-performing buildings in the industry participate in and depend on BOMA's Experience Exchange Report®—the industry's most comprehensive resource for measuring and managing asset performance.

Play Your Part

Share your data by March 31, 2011 at www.bomaeer.com...it's easy, fast and free!

*All data is kept in strictest confidence;
only market level information is published.*



BOMA
International



Share Data.
Improve Performance.
Achieve Excellence.

7 Great Reasons to Submit Your Data

1. More comprehensive industry research tools.
2. Better budgeting.
3. Tools to measure your performance.
4. Purchase the EER at discounted rates.
5. Help the industry help you!
6. Be part of an important industry tradition.
7. Participating is absolutely free—and open to anyone who owns, manages or operates a commercial office building in the United States or Canada.

Helpful Documents to Have on Hand

- ◇ 2010 Year End Financial Statements (unaudited figures are fine)
- ◇ Utility Bills ~ Electric, Gas, Water
- ◇ Your Chart of Accounts
- ◇ BOMA's Chart of Accounts
- ◇ Building Lease, which should stipulate the method of floor measurement used for the building.

Partnership Program Member
Saguaro Level



Judi Celano
Judi@pinnaclerestore.com
(480) 455-7195
www.pinnaclerestore.com

Emergency Services:

*24/7 365 Emergency Services *Emergency Mitigation
*Temporary Fencing *Prompt Board Up & Tarp Up *Fire &
Water Disaster Relief *Water Extraction *Structural Drying
*Structural Cleaning *Vandalism Restoration
*Debris Removal *Professionally Trained Xactimate
Estimators *Bilingual Staff

Licensing in both residential and commercial



Partnership Program



Saguaro Level Benefits:

- Primary Company membership (1 person) Value: \$790 or \$690
- Additional membership (1 person) Value: \$615 or \$325
- Logo on Banner or table tent to be displayed at all meetings during the year.
 - Not sold separately Value: \$1000
- Logo displayed on its own page in the meeting power point each month.
 - Not sold separately Value: \$500
- Recognition on name badge.
- Tournament Sponsor level at golf tournament Value: \$1250
 - Extra 4some Value: \$500
- Newsletter sponsor ¼ page Value: \$400
- Website sponsor-Home page/sponsor page/record Value: \$400
- Trade show booth Value: \$100
- Education class sponsor Value: \$100
- Special email to members on their behalf 2 per year
 - Not sold separately Value: \$600
- Brochures can be available at all regular meetings (on table in back of room)
 - Not sold separately Value: \$200
- Logo (or company name) included in the BOMA email signature.
 - Not sold separately Value: \$600
- Special recognition at Awards event
- Total actual dollar value-Principal **\$7055**
- Total actual dollar value-Associate **\$6665**
- Sponsorship fee **\$5000**

Please sign me up for the Saguaro Level Partnership:

Company Name: _____

Contact: _____ Phone: _____

Email: _____ Please bill/invoice me: _____

Please charge my credit card: _____

Exp Date: _____ CCV #: _____ Billing Zip Code: _____

Amt to be charged: \$ _____ Signature _____

May be faxed to: (520)299-6431. Call BOMA GT office with questions: (520)299-4956



Partnership Program



Ocotillo Level Benefits:

- Primary Company membership (1 person) Value: \$790 or \$690
- Additional membership (1 person) Value: \$615 or \$325
- Logo on Banner or table tent to be displayed at all meetings during the year.
 - Not sold separately Value: \$1000
- Logo displayed on its own page in the meeting power point each month.
 - Not sold separately Value: \$500
- Recognition on name badge.
- Food/Beverage Sponsor at golf tournament * Value: \$625
 - *(Can upgrade paying difference at time of tournament)
- Newsletter sponsor business card size Value: \$200
- Website sponsor-Sponsor page/record Value: \$150
- Trade show booth Value: \$100
- Special email to members on their behalf 1 per year
 - Not sold separately Value: \$300
- Brochures can be available at all regular meetings (on table in back of room)
 - Not sold separately Value: \$200
- Special recognition at Awards event
- **Total actual dollar value Principal \$4180**
- **Total actual dollar value Associate \$4090**
- **Sponsorship fee \$3000**

Multi-year discount (10% off 2nd year sponsorship)

Please sign me up for the Ocotillo Level Partnership:

Company Name: _____

Contact: _____ Phone: _____

Email: _____ Please bill/invoice me: _____

Please charge my credit card: _____

Exp Date: _____ CCV #: _____ Billing Zip Code: _____

Amt to be charged: \$ _____ Signature _____

May be faxed to: (520)299-6431. Call BOMA GT office with questions: (520)299-4956



Partnership Program



Prickly Pear Level Benefits:

- Primary Company membership (1 person) Value: \$790 or \$690
- Logo on Banner or table tent to be displayed at all meetings during the year.
 - Not sold separately Value: \$1000
- Logo displayed on its own page in the meeting power point each month.
 - Not sold separately Value: \$500
- Recognition on name badge.
- Tee Sponsor at golf tournament* Value: \$300
 - *(Can upgrade paying difference at time of tournament)
- Newsletter listing of sponsors
- Website sponsor-Sponsor page/record Value: \$150
- Trade show booth Value: \$100
- Brochures can be available at all regular meetings (on table in back of room)
 - Not sold separately Value: \$200
- Special recognition at Awards event
- **Total actual dollar value Principal \$3040**
- **Total actual dollar value Associate \$2940**
- **Sponsorship fee \$2000**

Multi-year discount (10% off 2nd year sponsorship)

Please sign me up for the Prickly Pear Level Partnership:

Company Name: _____

Contact: _____ Phone: _____

Email: _____ Please bill/invoice me: _____

Please charge my credit card: _____

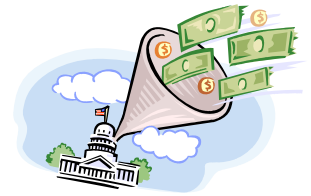
Exp Date: _____ CCV #: _____ Billing Zip Code: _____

Amt to be charged: \$ _____ Signature _____

May be faxed to: (520)299-6431. Call BOMA GT office with questions: (520)299-4956

ECONOMIC FORECAST BREAKFAST JANUARY 18, 2011





Education Class: Property Taxes

What will be covered:

- * Why property tax challenges should occur; When should you NOT challenge
- * General Dates & Process (Notices of Valuation, Change, Error and Claim)
- * Levels of Appeal (Assessor; County or SBOE)
- * Standard Methods (Sales, Equity, Cost, Obsolescence, Income)
- * Special Issues (Legal, Classification, Solar & Energy Efficiency and Statutory Methods and Cases)
- * Areas of Assistance and Information

When: February 15, 2011

Where: Ward 2 Council Office; 7575 E. Speedway

Time: 8:30 a.m. ~ 10:30 a.m.; Check In begins at 8:00 a.m.

Instructor: Thomas Naifeh, Sage Tax Group

Sponsored by: BOMA Partners
(includes light breakfast & coffee)

BOMA Members: Free

Individuals from BOMA Members Office: \$10.00

Non-Members: \$25.00

Please fill out form below and fax to: (520)299-6431; register online at www.bomagt.org; or mail to: BOMA GT, 6890 E. Sunrise Drive, Suite 120; #248, Tucson, AZ 85750

Name: _____ Company Name: _____

Phone & Email: _____

Additional Attendees & Company: _____

Please charge my Visa, Mastercard or American Express: Amount: \$ _____

Card Number: _____ Exp. Date: _____ CCV Code: _____



BOMA of Greater Tucson
Jeanie Merideth, Executive Director
6890 E. Sunrise Drive, Suite 120; #248
Tucson, AZ 85750

Phone: 520-299-4956
Fax: 520-299-6431
E-mail: bomagt@comcast.net

Check us out. We're on the web!

www.bomagt.org

Address Service Requested



Next Meeting: Tuesday
February 22, 2011 ~ Sheraton Tucson

RSVP by doing one of the following:

Fax this page to 299-6431

E-mail your info to bomagt@comcast.net

Call the BOMA office 299-4956

Name _____ Reg _____ Alt. _____

Company _____

Guest Name _____ Reg _____ Alt. _____

Company _____

Is Guest a potential Member? Yes No

If yes there is no charge (Non-BOMA members may attend up to 2 meetings per year at the guest rate.)

If no, \$25 guest fee payable at the door. **(This pertains to all months except for the Economic Forecast breakfast).

(Visa, MasterCard & American Express accepted)