Dear BOMA Members & friends,

What a year! 2017 was a busy and rewarding year for BOMA Pittsburgh. We partnered with City leaders on many important issues, completely overhauled our Bylaws (the first in decades), and continued to strengthen our Emerging Professionals program (members 35yrs & under).

25,000 warm meals! BOMA's membership continued its philanthropic ways at our annual Holiday Party, where the silent auction generated nearly $5,000 for the Greater Pittsburgh Food Bank -- providing over 25,000 meals to local people and families in need.

BOMA Pittsburgh loves a party, but we love supporting noble causes even more.

Get involved! This year will be even stronger! There are many opportunities to join a committee, attend a monthly luncheon, mentor the next generation of leaders, and ways to give back to the community.

We look forward to a prosperous 2018 for our organization and our membership!

- Tony

A MESSAGE FROM THE PRESIDENT

President Anthony Young, Carnegie Museums of Pittsburgh
Vice President Edward Manko, BOMA Fellow JLL
Secretary Treasurer Donna Baumgarten, PNC

Anthony Young (Tony) is VP of Facilities, Planning & Operations at the Carnegie Museums of Pittsburgh. Tony was elected President of the BOMA Pittsburgh Board of Governors in May 2016.
PA RESOURCES COUNCIL LAUNCHES “REUSE CENTRAL”

BY SAM FELICETTI, felicetti@cleantechcompany.com

Millions of tons of furniture are sent to US landfills annually. This doesn’t include the other reusable furnishings, materials and supplies discarded every time a workplace is closed, moved, renovated or expanded. Every day thousands of tractor trailers filled with valuable needed materials head to the landfill. Billions of dollars in value are lost well before many of these items even come close to the end of their useful lives.

While finding a new home for these items may be attractive to some organizations the process has proved too difficult. Repurposing no longer wanted items has proved to be too time intensive and expensive. As a result, the vast majority of these items have been landfilled. This has been the cheapest and easiest way to deal with these “assets” that have become a burden to the organization.

The story in southwestern Pennsylvania is no different. Repurposing surplus materials has been too difficult and too costly. The Pennsylvania Resource Council’s (PRC) Reuse Central App promises to change this.

Reuse Central is a technology platform that allows businesses and institutions to offer no longer needed goods and materials to area nonprofits who need but can ill-afford to purchase these items. Everyone benefits!

The key is to keep it simple and local.

Reuse Central – How it Works

Reuse Central is a closed, virtual exchange where businesses and institutions can easily offer their no longer needed materials to area nonprofits.

Closed
Reuse Central is available only to registered members. Registration insures that all beneficiary organizations are bona fide (e.g. 501 c 3 status) and share our environmental values. Information gathered through the registration process allow us to do better matching and comply with any restrictions. Registration also allows us to track transactions and provide needed charitable donation receipts as well as impact metrics. PRC oversees membership in Reuse Central.

Virtual
Reuse Central is not transporting items nor is it storing items. Costs and environmental impact are minimized when transactions are direct between the donating business and the nonprofit. Reuse Central is intended to facilitate (as opposed to execute) the transaction.

Exchange
Exchanges increase the likelihood that transactions will occur because more parties are ‘at the table’. Reuse Central allows businesses to simultaneously offer items to multiple nonprofits. Nonprofits are able to search multiple offers simultaneously.

Offering Items – 4 Easy Steps
1. Login to the mobile app (Download from Google Play/Apple Store.)
2. Take a picture of the item(s)
3. Chose a category (e.g. desk, blinds, etc.)
4. Select a pick-up deadline

If you or your business are interested in exploring the potential impact of Reuse Central on your bottom line and your community engagement goals, please contact Stacy Albin at reusecentral@prc.org.

STUDENT OUTREACH

BY COLLEEN DEFINIPPO, ColleenDefilippo@bonitz.com

Q: HOW CAN BOMA & UNIV OF PITT’S REAL ESTATE ASSOC WORK TOGETHER?
A: The University of Pittsburgh Real Estate Assoc (REA) creates and nurtures student interest in real estate, which allows them to effectively educate their members. Pitt recently began to facilitate REA’s ability to help students grow and find their way in the professional real estate industry, by backing their efforts and marketing to students directly.

BOMA is the key that puts it all together. REA and Pitt are busy making sure students are interested in working in real estate and learning as much as they can about the industry and its technical functions – and BOMA is the next step! BOMA Members will be able to recruit from a strong talent pool at Pitt who are specifically interested in real estate and have a technical understanding of the industry as well.

To read the full article, visit BOMAPittsburgh.org

Arron Groomes recently graduated from the University of Pittsburgh. He founded the Real Estate Association (REA) at Pitt to build a bridge between students and the real estate industry. arrongroomes@kw.com

John Foster is a senior at Pitt majoring in Economics and Urban Studies. He is currently the President of REA, full time student at Pitt, and works diligently as a real estate agent. j.foster@kw.com
The following updates are issues that BOMA Pgh has been actively engaged. To learn more about BOMA’s Advocacy efforts, contact exec@bomapgh.org.

**PA State Elevator Inspections**
Nov 2017 – Gov. Tom Wolf signed into Law a bill allowing overtime for elevator inspections. Previously, state inspectors were not authorized to witness these inspections beyond regular work hours. BOMA Pgh led the charge, and worked with PA Dept Labor & Industry to resolve this issue. To read more about BOMA’s big win in Harrisburg, see Suzanne Sieber’s (suzanne.sieber@elevmgmt.com) article at bomapittsburgh.org.

**Safe & Secure Building Act**
Nov 2017 – PA Supreme Court agreed to review the appeal by the joint defendants City of Pittsburgh & SEIU, re the Safe & Secure Building Act (SSBA). The SSBA was signed into Law by Mayor Peduto in May 2015, and requires all building service personnel (cleaners, guards, etc) to obtain safety training by a “certified third-party”, paid for entirely by building owners. BOMA Pgh filed suit against the City of Pgh/SEIU on Aug 2015 – and BOMA was victorious in both Trial Court (Dec 2015), and Commonwealth Court (May 2017) – and awaits audience with the PA Supreme Court.

**Review & Advisory Council (RAC) Board Appointment!**
Dec 2017 – Gov Tom Wolf appointed Rick Madzar, CEO of H.F. Lenz, to a newly opened Board seat on the illustrious PA RAC Board. BOMA Pgh worked with state officials to allocate a seat on this state board, to be designated to represent the interests of building owners. BOMA Pgh very proudly recommended Rick for this seat!

**ADA Education & Reform Act (H.R. 620)**
Feb 2018 – Passed the U.S. House of Representatives by a vote of 225-192. This bill will help curb drive-by lawsuits by imposing a notice and cure period before allowing a civil lawsuit to commence, in the event of an ADA access violation. BOMA Pgh members, with the guidance by BOMA Int’l, actively lobbied our elected officials at the U.S. Capitol for many years. A big win!

BOMA Emerging Professionals (EP) is a recognized local & national committee, and is comprised of commercial real estate industry professionals — age 35 & under.

In 2018, the BOMA EP will take a huge step! Effective immediately, **BOMA EP will have a permanent seat on the BOMA Board of Directors**, as an ex-officio member. Also, the EP committee will mirror the BOMA Pittsburgh Board structure, where each member will be assigned to a respective BOMA committee.

The BOMA EP are the next generation of leaders in BOMA and the CRE industry. This group will continue to strengthen and is trending to eclipse 50 members in 2018.

To learn more about BOMA EP, please contact Mike Embrescia: exec@bomapgh.org

**2017 success!**
- 18 EP Mentor Matches (with senior-level BOMA members)
- $1,100 fundraised for Cystic Fibrosis (July, Pirates Tailgate)
- Downtown Cleanup w/PDP (Nov ’17)

**2018 EP Calendar**
- Feb 22 – Cmte Mtg/HH @ Cioppino (w/Councilman Corey O’Connor)
- Mar 15 – Cmte Mtg (select SPRING MENTORS)
- Apr 7 – Fight For Air Climb @ Tower Two Sixty
- May 17 – Cmte Mtg/HH (w/Special Guest)
- July 19 – Cmte Mtg (select FALL Mentors)
- Oct 18 – Cmte Mtg/HH
- Nov 2 - Downtown Cleanup w/PDP
Our last newsletter highlighted events of the tumultuous “60’s” and now we are set to review the “70’s” from a BOMA Pittsburgh perspective. These times were an even more dynamic, contentious, inspiring, and opportunistic era.

Internationally, the “70’s saw a world-wide oil crisis, a Watergate scandal, an Iranian revolution, Viking landers on Mars, and the end of the Vietnam war. In Pittsburgh “MR YUK” stickers were invented at Children’s Hospital, the first night baseball World Series game (#4) was played at Three Rivers Stadium, the first Robotics Institute was created by CMU and Westinghouse, and the first Steelers Super Bowl win occurred in 1975. More importantly, Pittsburgh became the 3rd largest corporate headquarters of the United States in 1973 and BOMA Pittsburgh grew stronger in the “70’s” due to real estate expansion emanating from the “60’s” robust business, economic, retail, manufacturing, health, cultural, and educational developments. The new U.S. Steel building, One PNC, Two PNC (originally Equibank), and Centre City Tower on Smithfield added almost 5 million GSF of space from 1970 to 1975. All together Pittsburgh had 17 Fortune 500 Companies and it was not unusual to see Rockwell International helicopters land on the roof of the US Steel building.

However, the cold winds of regional industrial decline were creeping into the tristate area and in the mid-70’s county/city population dropped. Regional jobs and steel production reached its zenith in 1973, spiraling downwards thereafter. Yet, because of other commercial business growth, real estate speculation, and corporate CEO leadership, the new edifices that sprang up contributed to Mayor Caliguiri’s efforts to launch Renaissance II in 1976. All this action renewed the public-private partnerships that had been so successful in prior years. BOMA benefitted and contributed in many ways. Local BOMA members, under the tutelage of Executive Director Jacques Kahn, became involved in city and Pennsylvania code and ordinance development, lobbied for elevator and fire safety changes, better real property depreciation rates, tax law modifications, anti-litter campaigns, and reasonable handicapped and accessibility standards. BOMA Pittsburgh members joined and sometimes chaired committees at the MAC conferences and International headquarters.

In 1971, BOMA Pittsburgh created the David L. Lawrence Building of the Year awards program to recognize buildings making a significant contribution to the continuing renaissance of the Pittsburgh area. This action encouraged other cities to follow. In 1970, members of the MAC saw the need for professional education and in partnership with BOMA International, founded BOMI (Institute). Pittsburgh was an early and energetic member and most high rise PM’s became RPA graduates. By 1978 Pittsburgh had 191 participating students or graduates. These same and more education programs continue today.

The timely development of these education programs provided pertinent knowledge for many PM’s, building engineers, and product/service vendors in reaction to President Carter’s 1977 National Energy Policy. While his program addressed all forms of energy source and production, it truly affected all BOMA buildings nationwide. Recommended thermostat settings of 65 degrees in the winter, 78 degrees in the summer, and measured air quality changes were serious property management challenges in relation to tenant requests (demands). While challenging and not relieved until 1981 by President Ronald Reagan, the Carter program required Americans to increase focusing on greater energy conservation, asbestos removal, and other building issues, which we will discuss in the next edition for the perplexing “80’s”!

BY JOHN JAVA, johnjava207@gmail.com