A MESSAGE FROM THE PRESIDENT

Dear BOMA Members & Friends,

This will be my final President's input to the newsletter. As I look back over my 2 ½ years of service as your President, I take great pride and satisfaction in the accomplishments of the organization. With the Board of Directors, Mike Embrescia, and Edge Hill's help we have completed some significant endeavors that will make BOMA a strong and vibrant organization into the future.

Among these accomplishments are the Emerging Professional and mentorship program which will carry our organization well into the future. These bright and energetic members have engaged with the community through their volunteer efforts and philanthropic fundraising.

Unprecedented achievements through our Codes and Legislative committees have effected change in elevator law, and our membership is now represented in Harrisburg with two separate committee seats.

Your next Board of Directors President, Ed Manko, was awarded the prestigious designation of BOMA Fellow; an honor not very many BOMA members can claim!

Finally, through our efforts with the Greater Pittsburgh Community Food Bank we have not only given our money but our time and dedication toward supporting their noble cause.

In closing I want to wish all our members and their families a safe and happy holiday season. Thank you for allowing me to serve as your president these past years, and I look forward to seeing BOMA Pittsburgh and its membership continue to grow and flourish in the community.

- Tony

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.

UPCOMING EVENTS

Jan 17 (Thurs): BOMA Breakfast, a joint event w/ NAIOP Pittsburgh
Omni William Penn, Downtown Pgh

Jan 18-21: BOMA International Winter Business Meeting
Miami, FL

Feb 14 (Thurs): BOMA Lunch
TBD

Mar 21 (Thurs): PA Real Estate Continuing Education
SPC @Chatham Center, Downtown, Pgh

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BOMA BOARD OF DIRECTORS

President
Anthony Young
Carnegie Museums of Pittsburgh

Vice President (Pres 1/1/19)
Edward Manko, BOMA Fellow JLL

Secretary Treasurer
Donna Baumgarten, PNC

Thomas Harrington, Winthrop/US Steel Tower

Joseph Petak, CBRE

Edward Page, Millcraft Investments

Joseph Piccini, Oxford Dev. Co.

Rodney Dobish, Duquesne Univ.

Terry Kennedy, Highwoods Prop.

Rich Conrady, Elmhurst Group

Douglas Krahnke, Newmark Knight Frank

Amanda Schaub, Otis Elevator

Suzanne Sieber, Elevator Management Svc.

John Brady, St. Moritz Building Svc.

Term beginning 1/1/19

Kristen Ford, McKnight Prop Mgmt

Walter Czekaj, Scindler Elevator Corp
MEET BOMA’S NEWEST BOARD MEMBERS
BY COLLEEN DEFILIPPO, ColleenDefilippo@bonitz.com

Meet the newest BOMA board members, Kristen Ford of McKnight Property Management (K) and Walter Czekaj of Schindler Elevator (W).

What motivated you to obtain a board position with BOMA?
(K) I love BOMA’s focus on public policy, advocacy, education, and networking. Our Pittsburgh BOMA Chapter has energy and I find it’s the perfect opportunity for me to give back in my profession.
(W) I’ve enjoyed getting involved in BOMA. I have enjoyed participating in events, committees and networking with other industry professionals. By joining the board, I hope to continue networking, expanding the impact and influence of BOMA in the region.

Tell us what unique benefit you bring to the board?
(K) I started my career twelve years ago answering tenant calls and working with engineers. From there I moved to managing shopping plazas and suburban office buildings. Currently managing three historic buildings in the Central Business District, in excess of a million square feet, I feel that I have a broad wealth of knowledge and insight that can continue with BOMA’s forward momentum that’s been created.
(W) I feel my greatest strengths are my problem-solving ability to see situations from many different perspectives. I feel these attributes will be beneficial to furthering the long-term strategic goals of the organization.

Do you have any ideas how BOMA can bring the building managers and vendors together?
(K) I think the key to bringing building managers and vendors together is participation. The more events individuals attend, the more you’re able to network and business opportunities and friendships are formed.
(W) BOMA provides a wonderful platform to allow interaction between building managers and vendors and to further this interaction. I think there could be opportunities for “vendor shows”, vendor sponsored events, or vendor facilitated learning opportunities. At Schindler, I have hosted an “Elevator 101 Class” for customers that provided some basic education and information on elevator systems, allowing the building managers to be better informed about the equipment in their building. These events are a win-win for both the vendor and building managers.

Tell us something about yourself that you would like to share.
(K) I have two children ages 5 and 8 who I adore. I find that being a parent is the hardest job I’ve ever had and also the most rewarding.
(W) I’m excited, honored, and humbled to be elected to the board. When I ran, I was excited to even be considered. I have a great deal of respect for BOMA, the individuals within BOMA, and the work that BOMA had done. I’m looking forward to being more involved in such an active and impactful organization.

PITTSBURGH: STRONGER THAN HATE
BY COLLEEN DEFILIPPO, ColleenDefilippo@bonitz.com

Growing up in Lawrenceville I recall admiring the lights on the terraces of the Gulf Tower and their changing colors to indicate the local weather. As witnessed in many national broadcasts of modern-day Pittsburgh events, many buildings now adorn their peak with architectural LED lighting or signage, making for a striking and dynamic skyline. The functionality of these systems also allows building owners to change their lighting colors to commemorate a holiday or cause. Recently, these lights were used to unite a city when there was a shooting at the Tree of Life Synagogue.

Mayor Bill Peduto took a leadership role by sending out a tweet stating “Pittsburgh City-County Building. Mourning for the victims & the families/friends. Mourning for our Jewish community. Mourning for our city. Pittsburgh. #StrongerThanHate.”

The board members of Highmark-Allegheny Healthcare called an emergency telecom board meeting and decided to change their lights early from pink to blue and white in support of the Jewish community.

Larry Walsh the COO of Rugby Realty Co., Inc. read Mayor Peduto’s tweet and immediately changed the lights on The Gulf Tower and the Koppers Building. Mr. Walsh decided to go one step further. He sent out a tweet stating, “The Gulf Tower and the Koppers Building will continue to be lit blue through Friday November 9th, 7 days after the final victim is buried”

As anyone saw the skyline of Pittsburgh that week, they saw the city of Pittsburgh standing together against hate by illuminating in blue.
Pennsylvania Elevator Advisory Board

Earlier this year, Pennsylvania State Senator Lisa Baker introduced a bill to form an Elevator Advisory Board. BOMA's lobbyist, David Mayernik, immediately alerted the BOMA Legislative Committee and with Dave's help, BOMA's Kevin Clarke, Mike Embrescia, and Suzanne Sieber lobbied Harrisburg Senators and Representatives to shape the bill and gain a seat on the board. Governor Tom Wolfe signed the bill into law and appointed two BOMA Pittsburgh members to the nine member board: Steve Gielarowski, Industrial Commercial Elevator (ICE), for the Elevator Company Seat and Suzanne Sieber, Elevator Management Services, or the Elevator Consultant Seat.

To date, the board has met twice, and the responsibilities of the board have expanded. In addition to examining elevator safety, the board will be approving code variances, consider adopting the ASME A17.1 2016 Elevator Code (currently Pennsylvania has adopted the 2000 code with the 2002 addenda) and the licensing of elevator mechanics.

BOMA will continue to update its members on the elevator industry changes.

BOMA EP's

The BOMA Emerging Professional (EP) Board has implemented a “social media takeover” strategy this year. Meaning, we’ve strategically planned a few behind the scenes tours at respective EP Board Members work places. The idea is to provide a never before seen perspective on many of the major buildings or new buildings around Pittsburgh. The goal is to gain followers and engagement among the BOMA social media platform by creating exclusive BOMA content which will lure other industry related social media users to BOMA. When the EP Board member shares the story on BOMA’s repost it on their own social media pages to drive additional traffic to BOMA’s feed. So far, we’ve featured an exclusive look on the Roof of the Allegheny County Courthouse. Our next feature will have Aaron Grooms providing a mid-construction walk through of some of new apartment complexes going up in Lawrenceville.

BOMA EP's recently hosted a happy hour event on October 11th for EP board members and friends that are considering joining BOMA. The event was hosted at JLL downtown and catered by Revel & Roost. Feedback from this event was great, we plan on doing many more events like this in 2019 to engage and create a sense of community among BOMA’s younger members.

Each member on the EP board was assigned a mentor this year, based on their top 3 choices. We were paired with a strategic leader within the BOMA organization. Through this program, we required that each member meet with their mentor at least 3 times. This program was a huge success, as it allowed our emerging professionals board to engage with industry leaders, build relationships, and learn what it takes to develop a success long-term career in the building industry. Mentors were also invited to attend our October 11th happy hour event as a sort of “graduation” from the program for the year. The 2019 EP will be assigned new members in the coming months for 2019.

BOMA EP's have also been active in many BOMA events throughout the year even beyond our private board meetings. We have participated in all BOMA events, including the Blood Bank Volunteer Event, assisting with planning the Christmas party, and we are preparing a fun and engaging list of events for 2019.

The main focus of the BOMA EP board this year is to recruit new & engage with existing like-minded emerging professionals in the Pittsburgh building industry. It is our hope that though the EP program, we can recruit top talent into the BOMA association and provide value to all members through networking and personal development.
The perplexing '80's!

That somewhat describes the entire Pittsburgh region's economic, social, and local life experiences throughout the 1980's. The entire nation experienced varying bouts of depression and euphoria, from the stock market “401 killer” crash of 1987 to the destruction of the Berlin Wall in 1989. Regional steel unemployment soared to 14% in some communities, yet Rand McNally named Pittsburgh “America's Most Livable City” in 1985. In the Pittsburgh region, industry lost 133,000+ jobs, but the Penguins signed Mario Lemieux.

BOMA Pittsburgh members, staff, officers and directors all experienced real estate industry related turmoil. Six new major high-rises opened in the 80's adding 6 million+ square feet of rentable space, but as jobs started declining, parking rates increased, and spaces diminished, all BOMA office and leasing manager concerns.

- 1982 - One Oxford Center
- 1983 - One Mellon Bank
- 1984 - PPG Place
- 1985 - 5th Ave. Place
- 1986 - Federated Inv (Liberty Ctr) Tower
- 1987 - Dominion (EQT) Tower

As industry and support companies closed, consolidated, or moved, they diminished in economic power and social impact with reduced operating budgets resulting in a decline in BOMA membership and participation. The city county population shrank as people moved elsewhere. Yet, in Downtown Pittsburgh and the surrounding area there were many new developments. Gimbels and Horne's departments stores closed downtown but continued to operate in suburban malls which were under construction or expanding.

As BOMA Pittsburgh focused on downtown properties, it was not able to make many inroads at suburban office park developments, yet Pittsburgh based officers and directors remained strident advocates with participation on local, state, and national levels. Their involvement further strengthened BOMA's government affairs efforts in the '80s with the formation of the National Advisory Council (NAC), a forum for senior executives of major real estate firms to discuss key industry issues. Building owners received much needed tax breaks with the passage of the Economic Recovery Act of 1981, and BOMA was busier than ever lobbying on issues such as chlorofluorocarbons (CFC's), asbestos, accessibility, taxes, energy, and capital gains issues. BOMA International revised the Standard Method of Floor Measurement, now often referred to as “The BOMA Standard.”

The flow of products and services ramped up in the '80s with publications including The Office Building Lease Manual, The Changing Office Workplace, and The Functional Accounting Guide and Charts of Accounts. The Office Building of the Year “TOBY” Awards program began in 1985, and One Mellon Bank Center was a 1986 BOMA International TOBY award winner.

BOMA Pittsburgh, along with the Golden Triangle Association, city administrators, and various corporate leaders struggled to keep the downtown vibrant, safe, competitive and inviting. Situational events like the annual Arts Festival, the Regatta, and sport teams were fantastic entertainment but could not foster more people living and working downtown on a permanent basis. The positive aspects of increased downtown living were apparent and would start to be addressed in the 1990's.