



*Ronald Eddy
Griffin Land*

*Greater Hartford
BOMA President*



Oh, what a night! On October 2nd, close to 140 people attended the annual TOBY Awards Dinner at 960 Main Street in Hartford. Four area buildings won a TOBY (The Office Building of the year) Award, and four Honoree awards were also presented.

Winning a TOBY was:

20 Church Street in the 250,000-499,999 S/F Category

CityPlace I in the 500,000-1 Million S/F Category

Cigna's Wilde Building in the Renovated Building Category and,

Appellate Courthouse in the Government Building Category

Congratulations to these four outstanding properties for their excellence in property management.

Also being presented an award that evening was:

Griffin Land as the 2008 Corporate Honoree, **Woods Restoration Services** as the 2008 Allied Honoree, **Ned Gorski of Grunberg Management** for the Engineer of the Year, and I'm pleased and honor to say that I was awarded the Member of the Year Award. Thank you to the honorees for their continued support of the Association.

I would like to encourage the four TOBY winners to enter their property in the Regional judging. This is an online submission and although it is a bit more time consuming than our local entry, the rewards are tremendous. We compete with properties in the mid-Atlantic region-Boston, New York, Philadelphia and Washington, D.C. But, we have great buildings and exceptional managers and I know from the recent win Griffin Land had that the pride in winning on the regional level far outweighs the work involved.

Our Annual Holiday Social will take place on December 10th at the Society Room of Hartford (formerly Joe Blacks). This year's event will honor the Association's 30 Year Anniversary. Greater Hartford BOMA is celebrating 30 years as a federated member of BOMA International during 2008. Past presidents of the Association will be honored at the social, so come and renew old friendships, congratulate the past presidents on being a part of the history of such a great organization and socialize with some of the best people in the commercial real estate industry.

Dues invoices for 2009 have been mailed to all of the 2008 members. I encourage all the members to renew now so that the committees can plan for the events and meetings for 2009. Your support of the Association is vital to its continued success. Although the economy doesn't seem as bright as we all would like it, belonging to Greater Hartford BOMA at this time is even more important. The educational sessions, the networking and the sponsorship opportunities will only make your membership more valuable, to both you and your company. Annual sponsorship forms were also mailed to all the members. What a great way to introduce your company as well as support the Association!

As you put together your 2009 budgets, remember to budget for the BOMA International conventions. In January, the Winter Business Meeting will be held in Palm Springs, California from January 16th through the 19th. The Annual Convention will take place in Philadelphia, just a short drive away, from June 28th-June 30th. These two great events offer superior education sessions, great networking opportunities with your peers from around the world, and some time to visit two exciting locations. Put these dates on your calendar and I'll see you there.

BOMA International is pleased to announce that 100 companies have signed on to the 7 Point Challenge. This initiative challenges companies to reduce their energy consumption in commercial buildings by 30% by 2012. If you haven't signed on yet, visit the BOMA International web site (www.boma.org) to learn more about this challenge. What a great way to help the environment and reduce your carbon footprint.

The 2009 EER (Experience Exchange Report) will be all electronic next year. Fill out the survey and help benchmark the income and expenses for commercial buildings in the Greater Hartford area. Learn more at www.boma.org.



2008
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and Committee Chairs

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BOMA Bulletin

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Moran at smoran@ssmgt.com

Calendar of Events

December 10, 2008

**Holiday Social and 30th Year Anniversary
of Greater Hartford BOMA
The Society Room of Hartford (formerly Joe Blacks)**

January 16-19, 2009

**Winter Business Meeting
Plam Springs, CA**

March 23-24, 2009

**National Issues Conference
Washington, DC**

June 28-30, 2009

**Summer Convention
Philadelphia, PA**

July 13, 2009

**Gus Johnson Golf Outing
Country Club of Avon**



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BOMA Bulletin Articles/Ads Deadline

The following is the deadline for submissions
in the next issue:

Issue	Deadline
December	November 30th

Welcome New Members

Curtis Cunningham of 960 Main LLC can be reached at 860-466-4051 or cunninghamc@960main.com.

Maureen Dobbins of Hoffmann Architects can be reached at 203-23-6660 or m.dobbins@hoffarch.com.

Cynthia Huveldt of Jones Lang LaSalle can be reached at 860-275-6666 or cynthia.huveldt@am.jll.com.

John Oliveto of Fletcher Thompson can be reached at 860-249-0888.

JOB CHANGES

Kevin Geysen of Apollo Security can now be reached at 860-805-0000 or kgeysen@apollosecurity.com.

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**Sign your company up now
for the 7-Point Challenge!**
**See what companies have already signed
up by visiting www.boma.org**

In July 2007, BOMA International launched the **Market Transformation Energy Plan and 7-Point Challenge** to reduce energy consumption in commercial buildings by 30 percent by 2012. Since that time the response has been extremely positive, with 100 BOMA member companies and BOMA local associations endorsing the 7-Point Challenge and making improved energy performance a priority across company portfolios throughout the country. The resources in this 7-Point Challenge toolkit will help you:

- Learn more about the 7-Point Challenge and improving energy performance in commercial buildings
- Develop strategies for reducing energy and benchmarking energy performance in your building(s)
- Promote the 7-Point Challenge and the importance of energy efficiency in commercial office buildings to building owners and managers, the media and public officials.

The 7-Point Challenge

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 in 2007.

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);

Provide education to your managers, engineers, and others involved in building operations, to ensure that equipment is properly maintained and utilized;

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;

Extend equipment life by improving the operations and maintenance of building systems and ensure equipment is operating as designed;

Through leadership, positively impact your community and your planet by helping to reduce your industry’s role in global warming; and

Position yourself and the industry as leaders and solution providers to owners and tenants seeking environmental and operational excellence.

BOMA INTERNATIONAL NEWS AND EVENTS

www.boma.org

* The Building Owners and Managers Association (BOMA) International applauds Congress for passing the Emergency Economic Stabilization Act of 2008, signed into law by President Bush on Oct. 3. In addition to the financial rescue plan, the Act includes three legislative priorities for the commercial real estate industry: the two year extension of both the 15-year timeline for depreciating leasehold improvements and brownfields expensing, and a five-year extension of the tax deduction for energy efficient commercial buildings.

The two-year extensions on brownfields expensing and leasehold depreciation are retroactive to January 1, 2008 and will go through Dec. 31, 2009. The deduction of up to \$1.80/square foot for energy efficiency improvements made to commercial buildings that achieve 50 percent reduction in energy use, compared to a base building defined by the ASHRAE 90.1-2001 Standard, will now expire Dec. 31, 2013.

"We commend Congress and the Administration for passing the Emergency Economic Stabilization Act of 2008 with the provisions on leasehold depreciation, brownfields expensing and energy efficiency tax incentives," commented BOMA International Chair and Chief Elected Officer Richard D. Purtell, portfolio manager, Grubb & Ellis Management Services, Inc. "These provisions are critical for both commercial real estate and the overall economy as they will stimulate development, provide a more realistic depreciation schedule for tenant improvements and promote the industry's voluntary effort to improve energy efficiency in commercial buildings."

* BOMA's Guide to Writing a Commercial Real Estate Lease, Including Green Lease Language is now available. Visit www.boma.org to order yours now.

* BOMA Testifies Before Congress on "Credit Crunch" Ramifications: BOMA International testified before a Congressional Subcommittee hearing on how the recent housing and financial "credit crunch" is seeping into the commercial market and affecting federal leasing and construction. BOMA International Chair Dick Purtell briefed subcommittee members on the difficulty in securing capital for new projects and renovations impacting public as well as private sector buildings. Read more about Purtell's testimony at www.boma.org.

* The Building Owner and Manager Association (BOMA) International's pioneering benchmarking publication, the Experience Exchange Report (EER), will undergo a number of enhancements in the coming year as part of a collaboration with well-respected industry research firm Kingsley Associates. The EER, or "BOMA Book" as it's known to many in the industry, will move online, allowing users to search a Web-based tool for detailed operating income and expense analysis that has historically been available only in book or CD-ROM formats. Learn more about this valuable tool at www.boma.org.



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