Hello Greater Hartford BOMA members, I hope everyone is having an enjoyable summer. I don’t want to take much of your time, I’m sure you’re busy with vacations, barbecues and summer fun. We (Greater Hartford BOMA) are here to provide you, the members, with value.

The programs, social events and resources BOMA provides are aimed at helping members enhance their businesses and careers. How are we doing? I welcome feedback from all members, let us know what we’re doing right and if there are things we can do better- for you.

I look forward to seeing and speaking with everyone at our upcoming events next month (Gus Johnson Golf & UConn Football). If you have any comments, ideas or just want to say hello, let’s chat!

Until then, please enjoy a safe rest of the summer.
All my best!

Christian

Check us out at http://www.bomahartford.org/
2019
Greater Hartford Officers, Board of Directors, and Committee Chairs

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Vice President-Cindy Huveldt.................................Paradigm Partners
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Membership.......................................................Dave Berthold/Pamela Bayer

BOMA Hartford Office
Lisa Stevens ............................................One Regency Drive, Bloomfield, CT 06002
Phone (860) 243-9691; Fax (860) 286-0787;
E-Mail: lstevens@ssmgt.com

BOMA Bulletin
The BOMA bulletin is published by S&S Management Services, Inc.,
One Regency Drive, Bloomfield, CT 06002. Submit articles to Sharon Moran at smoran@ssmgt.com

Calendar of Events
BOMA Greater Hartford
August 19, 2019
Annual Gus Johnson Golf Outing
Tumblebrook Country Club, Bloomfield

August 29, 2019
Annual UConn Football Game
Rentschler Field, East Hartford

October 16, 2019
Tour of Stanley Black & Decker and MakerspaceCT (downtown Hartford) and networking social

December 11, 2019
Holiday Social at DISH

Mid-Atlantic Conference
April 22-23, 2020
Hilton Hotel, Albany, New York

BOMA International
February 2-5, 2020
Winter Business Meeting and National Issues Conference
Washington, DC

April 29-May 1, 2020
Medical Office Building and HealthCare Real Estate Conference
San Diego, CA

June 27-30, 2020
Summer Convention and Expo
Philadelphia, PA

Thank you to the sponsors of this newsletter:
Hoffmann Architects
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BOMA Bulletin Articles/Ads Deadline
The following is the deadline for submissions in the next issue:

<table>
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<tr>
<th>Issue</th>
<th>Deadline</th>
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<tbody>
<tr>
<td>Winter</td>
<td>December 1, 2019</td>
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Become a 2020 Sponsor!! www.bomahartford.org
Greater Hartford Building Owners and Managers Association (BOMA) represents commercial property owners and developers, commercial real estate professionals, and associate members through leadership, advocacy, research, outreach, and education. BOMA/GREATER HARTFORD serves the commercial real estate industry from northern New Haven County to Springfield, MA.

The Building Owners and Managers Association (BOMA) International is a federation of 90 BOMA U.S. associations and 18 international affiliates. Founded in 1907, BOMA represents the owners and managers of all commercial property types including nearly 10.5 billion square feet of U.S. office space that supports 1.7 million jobs and contributes $234.9 billion to the U.S. GDP. Its mission is to advance a vibrant commercial real estate industry through advocacy, influence and knowledge.

BOMA International is a primary source of information on building management and operations, development, leasing, building operating costs, energy consumption patterns, local and national building codes, legislation, occupancy statistics, technological developments and other industry trends.

Learn more about BOMA International’s 100+ year history at www.boma.org.

**Advocacy**

BOMA International’s advocacy team is hard at work continuing to positively impact the commercial real estate industry and protect our members’ livelihood. Last year BOMA was incredibly successful on a host of fronts. BOMA gained huge headway with ADA Lawsuit reform with the passage of the ADA Education & Reform Act in the House. BOMA International’s president, Henry Chamberlain, also testified before Congress on the importance of the Energy Efficient Commercial Building Tax Deduction (179D). Additionally, we convinced congress to continue funding EPA’s ENERGY STAR program in FY19 appropriations bills.

### 2019 Legislative Priorities

- ADA Lawsuit Reform
- Qualified Improvement Property

**Monthly Meeting Sponsorships**

Meeting sponsorships are available for $250 for each meeting. You will have a table for your brochures and literature and you will have 5 minutes to speak to the members at the program about your company. Watch for more information on monthly meeting sponsorships via email from Lisa (lhutner@ssmgt.com) every month.

**Join a Committee:**

- Programs
- Membership
- Golf Outing

Greater Hartford BOMA has openings on all committees for members who want to be involved and ensure the continued growth of the association. Committee meetings are a great place to meet your fellow BOMA members in a casual setting. Bring your ideas, your contacts, and your energy to the meetings. The more members that are involved, the stronger the association becomes. We know that everyone benefits when there are many involved and carrying the load. This is not a huge time commitment.

Contact the Executive Office to find out more about these committees.

Email Lisa Stevens at lstevens@ssmgt.com or call the office at 860-243-9691.
Look what we’ve been up to! February

Building Codes: February 6, 2019

UConn Hockey: February 26, 2019
UConn vs. Providence
Look what we’ve been up to!  March

Eversource
Look what we’ve been up to!  April

Physical Security Measures to Protect Against an Active Aggressor

May

Annual Nine/Wine/Dine
Look what we’ve been up to!  June

Yard Goats Baseball Game
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BOMA INTERNATIONAL NEWS

THE BOMA FOUNDATION

The mission of the BOMA Foundation is to serve the commercial real estate industry by fostering a future vision, forward thinking research, innovative thought, and global best practices.

The Building Owners and Managers Association (BOMA) Foundation is an independent, tax-exempt organization (501(c) 3) dedicated to sponsoring and encouraging educational activities, innovative research, and future workforce development to advance the commercial real estate industry and profession into the future. In addition, the Foundation looks to initiate programs that will guide commercial real estate into the next decade, while seeking to enhance the public appreciation of real estate and its significance in society. The Foundation is affiliated with the Building Owners and Managers Association International, the nation's oldest and largest commercial real estate organization.

The Foundation’s future-oriented focus concentrates on such areas as future workforce development and industry diversity, cutting educational and innovative idea development, and energy efficiency and sustainability issues and programs.

Foundation programs are supported through tax deductible gifts and grants from BOMA members, real estate related companies, foundations and trusts, and interested individuals.

The Work of the BOMA Foundation

The BOMA Foundation has been an innovative force throughout much of its history, benefitting the industry and blazing a path to a better future. Its many successful programs include:

J. Michael Coleman Scholarship Fund for Emerging Professionals - In honor of Mike Coleman, who retired in 2016 after more than 30 years with AlliedBarton (now Allied Universal) Security. Mike has touched the lives of every member of BOMA, promoting the highest level of customer service as Vice President of Commercial Real Estate for Allied Universal, and supporting BOMA International and BOMA local associations through sponsorships and leadership. Mike is an active member of BOMA Philadelphia, a BOMA Fellow, and has served on the BOMA Foundation Board and BOMA International Executive Committee. Scholarships will be awarded to young/emerging professionals to attend BOMA International’s Annual Conference & Expo.

Greater Hartford BOMA will also receive a percentage of the money spent at Home Depot….

To date, over $4 million has been reimbursed to members and over $95,000 has been shared with BOMA locals. Home Depot has had $166.6 million in sales from BOMA members.

Boost Your Career with the New CMCP Certification

The new Certified Manager of Commercial Properties™ (CMCP™) certification is designed for property professionals early in their careers and is offered through the Commercial Real Estate Certification Institute™ (CRECI™), an independent certification body formed by BOMA and BOMI. As the only certification of its kind in the industry, the CMCP instantly communicates your ability to be an effective commercial property manager and your strong understanding of the responsibilities of the role. Earning the CMCP certification is the first step in building a successful career in commercial real estate.
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Did you know, as a BOMA member:

- You receive significant savings through codes and standards advocacy
- Cutting edge and timely information through award winning publications
- Vital industry intelligence such as the BOMA Experience Exchange Report (EER) providing benchmarking data
- Exclusive discounts and rebates (Home Depot) with several national companies
- Provides leading security and emergency preparedness information and training to protect building assets
- Expansive international platform to serve as a gateway to new markets to build future business and value

And so many more benefits!!
www.bomahartford.org

Robert G. Delagrange
Business Development Manager

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## 2020 Sponsorship Opportunities

Put a Sponsorship into your 2020 budget!

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<th>Platinum Sponsor: $3,500 includes:</th>
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<tr>
<td>• 5 Attendees to each of the two Sports Events planned for 2019: Yard Goats Baseball and UConn Football</td>
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<td>• Company name and www address listed on Power Point that will be displayed at monthly meetings</td>
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<tr>
<td>• 7 ‘free’ passes to any monthly meeting (not including golf outing or Sports Events)</td>
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<tr>
<td>• Recognition in 2019 BOMA Bulletin (2 editions)</td>
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Situation
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Challenge
The fireproofing material must be replaced, but patching a small area such as this typically requires a return trip to the job site with spray equipment and two licensed workers. This is a time consuming and costly process, particularly for a small patch.

Solution
This area can be patched with one worker, on the spot, with Universal Fireproofing Patch (UFP). UFP is a true DIY product—any semi-skilled worker can apply it with a trowel, and it doesn't require the user to be certified. Just carry a bucket in your truck and whenever this situation arises it can be fixed in minutes. And UFP costs about half that of typical fireproofing patches.

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Elevated property values in Florida

With southern Florida bracing for significant sea level rise within the next decades, “higher ground inland has started to look more and more desirable” reports National Public Radio. These inland neighborhoods are some of the poorer portions of the region and are experiencing what one Harvard researcher calls “climate gentrification.” This means that families of modest means are experiencing dislocation by real estate speculators anticipating value increases in these areas.

Assuming these realities apply to the northeast sea coast as well, perhaps we will soon be reading about New England real estate appraisals which take sea level elevation into account as an important variable.

According to NPR, the Harvard researcher “found that from 1971 to 2017, real estate at higher elevations in Miami appreciated at higher rates than properties closer to sea level.”

Glug!

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