

**BUILDING OWNERS AND MANAGERS ASSOCIATION INTERNATIONAL**  
**2015 Winter Business Meeting**  
**Westin Kierland Resort • Scottsdale, Arizona**

**INDUSTRY DEFENSE FUND OVERSIGHT COMMITTEE**

**Friday, January 16, 2015**  
***12:00 p.m. – 1:00 p.m.***  
**Powell Room – Lobby Level**

Chair: Bruce Koehler, *BOMA/Minneapolis*  
Vice Chair: Robert Six, *BOMA Chicago*  
Staff Liaisons: Karen Penafiel, Scott Morris

**Annual Goals:**

- Preserve the support of the Industry Defense Fund by the BOMA membership.
- Insure adequate funds are available for unanticipated/unbudgeted advocacy challenges at the Federal, State, and Local level for issues of wide-ranging interest to BOMA International members.

**Meeting Goals:**

- Review budget status of the Industry Defense Fund.
- Receive updates on projects currently being funded.
- Act on all Industry Defense Fund requests.

**Industry Defense Fund Oversight Committee Voting Members**

Bruce Koehler, Chair  
Robert Six, Vice Chair  
John Oliver  
Kent Gibson  
Brian Harnetiaux  
Dan Chancey  
Lynn Vilmar  
Lyn Krizanich  
Sandy Robinson  
Rich McClure  
Henry Chamberlain, *Non-Voting Member*

## AGENDA

Time	Agenda Item	Action/Info Discussion
12:00 p.m.	I. Welcome/Introductions	<i>Chair</i> <b>I</b>
12:05 p.m.	II. Approval of Minutes from the 2014 BOMA Convention AND the Conference Calls of Sept. 12, Sept. 30, and Nov. 20	<i>All</i> <b>A</b>
12:08 p.m.	III. Review and Approval of IDF Fund Financial Report	<i>Faides Zilemba</i> <b>A</b>
12:15 p.m.	IV. New Business <ul style="list-style-type: none"> <li>• Pending IDF Requests:               <ul style="list-style-type: none"> <li>a) BOMA Seattle King County – Housing Linkage Fee</li> </ul> </li> </ul>	<i>Chair</i> <b>I/D/A</b>  <i>Rod Kauffman</i>
12:35 p.m.	V. Status of Current & Recently Completed Projects <ul style="list-style-type: none"> <li>• BOMA San Diego’s opposition to City of San Diego Housing Commission’s proposed increase to the commercial housing impact fee;</li> <li>• BOMA Metro Detroit’s defense of constitutionality of Michigan’s Non-Recourse Mortgage Loan Act</li> <li>• BOMA Kansas City’s opposition to The Transportation Utility Fee in the City of Mission, Kansas</li> <li>• Houston BOMA’s legislative advocacy and media relations campaign for Texas property appraisal reform</li> <li>• BOMA International’s support of a study on the economic effects of repealing or limiting Section 1031 of the Internal Revenue Code for real property</li> <li>• BOMA International’s support of a study to investigate the nature and magnitude of real depreciation of commercial building structures</li> </ul>	<b>I</b>  <i>Craig Benedetto</i>  <i>Janet Langlois</i>  <i>Katie Cone</i>  <i>Tammy Betancourt</i>  <i>Jason Todd</i>  <i>Jason Todd</i>
1:00 p.m.	VI. Adjourn	<i>Chair</i> <b>A</b>

**The Building Owners and Managers Association International**  
**2015 Winter Business Meeting**  
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**Friday, January 16, 2015**  
**12:00 p.m. – 1:00 p.m.**

**INDUSTRY DEFENSE FUND OVERSIGHT COMMITTEE**

**MINUTES**

Chair: Bruce Koehler, *BOMA/Greater Minneapolis*  
Vice Chair: Robert Six, *BOMA/Chicago*  
Staff Liaisons: Karen Penafiel, Scott Morris

**Attendees**

**(\*) Denotes Industry Defense Fund Oversight Committee Voting Members**

Bruce Koehler*	Lisa Hensley
Robert Six*	Coleen Spratt
John Oliver*	John Lambrecht
Kent Gibson*	Pam Schramm
Brian Harnetiaux*	Dave Mastro
Dan Chancey*	Terri Walther
Lynn Vilmar*	Sara Wayson
Rich McClure*	Kim Ihle
Lyn Krizanich*	Cynthia Sickman
Henry Chamberlain	Brandi Battese
Catherine Stanford	Steve Batterson
Rod Kauffman	Julie Larson
Craig Benedetto	Pat Goerner
Kristin Howell	Karen Penafiel (staff)
Janet Langlois	Scott Morris (staff)
Tom Corso	Jason Todd (staff)
Katie Cone	Faides Zilemba (staff)

- I. Welcome/Introductions: Chair Koehler called the meeting to order at 12:10 p.m., noting that a voting quorum was present, with all nine of ten voting members in attendance.
  
- II. Approval of Minutes: Following a motion by Kent Gibson and a second by Lyn Krizanich, the minutes of the last in-person meeting (2014 Every Building Conference & Expo) and the minutes of the September 12, 2014; September 30, 2014; and the November 20, 2014 conference call meetings were unanimously approved.
  
- III. Review of Financial Report: Faides Zilemba provided an overview of the IDF financials for the year ended 12/31/2014. Following a motion by Rich McClure and a second by Kent Gibson, the IDF Financial Report was approved unanimously.

IV. New Business:

- a. Following a motion by Kent Gibson and a second by Dan Chancey, the committee voted 8 to 0 with 1 abstention (Lyn Krizanich), to approve a new funding request: \$50,000 to BOMA/ Seattle – King County to help fund opposition to a proposed commercial housing linkage/impact fee that is before the Seattle City Council, which would dramatically increase commercial development costs in the City of Seattle. Karen Penafiel, Secretary to the Industry Defense Fund, said that because the authorized amount is \$50,000, the BOMA International Executive Committee must also approve this request, most likely at its next scheduled conference call meeting.

V. Status of Current and Recently Completed Projects: Updates were provided on ongoing efforts as follows –

- Craig Benedetto, BOMA/San Diego – Opposition to City of San Diego Housing Commission’s dramatic increase to the commercial housing impact fee, which would have had an adverse economic impact on commercial and business properties.
- Janet Langlois, BOMA/Metro Detroit – Defense to a federal challenge to the constitutionality of Michigan’s Non-Recourse Mortgage Loan Act. Ms. Langlois asked that the authorization for the funds to help with amicus brief in this case be extended to July 1, 2015, and the Committee unanimously approved her request.
- Tom Corso, BOMA/Kansas City – Legal opposition to the Transportation Utility Fee in the City of Mission, Kansas
- Lisa Hensley, BOMA/Austin on behalf of Tammy Betancourt, BOMA/Houston – Legislative advocacy and media relations campaign for State of Texas property appraisal reform.
- Jason Todd, BOMA/International – Support of two studies: 1) the economic effects of repealing or limiting Section 1031 of the Internal Revenue Code for real property; and 2) investigating the nature and magnitude of real depreciation of commercial building structures.

VI. Adjournment: Chair Koehler adjourned the meeting at 1:02 p.m.

Respectfully Submitted,

Scott Morris, Deputy Staff Liaison