


PROGRESS

THE NEWSLETTER OF THE BUILDING OWNERS & MANAGERS ASSOCIATION OF NEW JERSEY

24th Annual TOBY Awards



On October 24th at the Brooklake Country Club, BOMA New Jersey celebrated “The Outstanding Building of the Year Awards,” their 24th year of honoring excellence in building management. There were eight properties honored with the prestigious TOBY Award. In addition to the BOMA International Awards, three BOMA NJ local awards were also recognized in the evening’s ceremony. BOMA NJ is achieving excellence in our industry by continuously creating competition within office, medical, government, industrial, and environmentally sound buildings. The TOBY and Earth awards are recognized throughout the world and they are the most prestigious awards of its kind. Receiving one, sets you apart from your competition.

This was also the fourth year BOMA NJ recognized a recipient for the “Grand TOBY” which is the greatest achievement award won by the property which has the highest score in all of the categories. This award, although not recognized by BOMA International, is a monumental accomplishment.

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BOMA NJ CHAPTER MISSION STATEMENT
The Building Owners & Managers Association of New Jersey shall promote the interests of those engaged in ownership and/or operation of real property through leadership, advocacy, research, education, information and professional development.

PRESIDENT'S MESSAGE



Ron DeBiasse
President

A large, stylized handwritten signature in black ink that reads "Ronald D. DeBiasse Sr." written vertically.

What a difference a few days make. In the past quarter we have gone from triumph to tragedy. It was great to see everyone at our September Seminar Meeting and catch up on “what was done on your summer vacation.” On October 24th, before a record breaking crowd, we congratulated BOMA New Jersey’s Outstanding Building of the Year winners. We had winners in 8 out of the 14 categories that are defined under the BOMA International Program. I would like to congratulate the following winners:

- The Under 100,000 SF Office Building Award was given to 11 Commerce Drive Associates, managed by Mack-Cali Realty Corp.
- 100,000 to 249,999 SF Office Building Award went to 902 Carnegie Center, managed and owned by Hilton 902 Management;
- 250,000 to 499,999 SF Office Building was presented to Metro Corporate Campus, managed by Cushman & Wakefield of New Jersey;
- 500,000 – 1,000,000 SF Office Building went to International Financial Tower, managed by Wells Real Estate Services;
- The Suburban Office Park (Low Rise Division) Award for this year’s TOBY was Mountain Heights Center, managed by CBRE;
- The Corporate Facility Award was presented to West Windsor Commons, managed by CBRE;
- The Renovated Award winner was Skyline Drive, owned by SL Green and managed by Mack-Cali Realty Corporation;
- The EARTH Award for 2012 went to 8 Campus Drive, managed by Mack-Cali Realty Corporation;
- The “Building” Heart Award for 2012 went to Headquarters Plaza, managed by Newmark Grubb Knight Frank;
- The “Corporate” Heart Award was presented to Colliers International NJ;
- Our GRAND TOBY WINNER, the entry which obtained the most points overall, was International Financial Tower, managed by Wells Real Estate Services.

Please see additional information about these buildings and their management teams in the pages that follow.

There is a Chinese curse which says “May we live in interesting times.” Like it or not, we do live in interesting times. About a week after recognizing the TOBY Winners and their management teams, Superstorm Sandy left a trail of destruction on the Eastern Seaboard, and still, more than a month later, some communities are continuing to struggle. Some have suffered devastating personal loss and many businesses have been severely disrupted. For most, the primary concern during any natural disaster is ensuring the safety of your family and home, but it’s not just individuals and families. Business owners need to make sure they have a plan, too. Though rare, businesses also come face-to-face with communication systems outages, fires, earthquakes, floods, ice storms, blackouts, and even terrorist events. This is a good reminder of

why it is so important to have a plan in place before an emergency hits.

Be Prepared:

There's no way to completely insulate a business from every disruption or disaster, but the right plan can go a long way toward ensuring things go as smoothly as possible when the unexpected happens. Business Continuity and Disaster Recovery Plans can help to reduce potential financial losses, legal liability, and increase organizational stability and orderly recovery. Businesses everywhere would be wise to use the lessons of Hurricane Sandy to spur them to look at their own preparedness. Some very basic rules to keep in mind include:

- First and foremost, have a plan for keeping your employees safe;
- Establish a central meeting point in the event of an evacuation of your premises;
- Keep the basics in good working order;
- Plan for effective communications in a crisis;
- Protect hard copies of business critical documents;
- If you have outsourced important business processes, ask your service provider about their disaster preparedness;
- Remind your staff to take their laptop home every day, particularly if there's a chance that the office will be closed. Ensure that they all know how to log into the office system if your premises are closed and that they have their passwords in a safe place;
- Build a recovery plan on the assumption that a third of the staff won't be available;
- If feasible, buy a backup generator for the office and ensure employees know how to use it safely.

Once the crisis plan is developed, test it at least once or twice a year. Just like fire drills, the real value of the plan comes when employees have experience with a dry run before the real thing hits. Practice today so that employees aren't doing it for the first time under the stress of an emergency.

Last, but not least, when stress takes its toll, a few of my favorite ways to recharge both mind and business include:

- Get away and review – this doesn't have to be a long trip, it could be as simple as stepping away from your desk and taking a walk outside;
- Plan something fun – watching a movie or sporting event with friends or even coffee with co-workers outside the office;
- Hang out with the family;
- Plan your vacation – have something to look forward to like the BOMA Winter Business Meeting in Hawaii this January or the Annual Convention in San Diego in June. They could qualify for both vacation and business;
- Take your mind off your problems by doing something to help others.

This brings me to my final comments. Last, but not least, from all of us at BOMA New Jersey, we would like to thank BOMA Orlando for generously contributing \$1,000 on our behalf to the Community Food Bank of New Jersey; to Michele Fishman and Tecta America for agreeing to match funds up to \$2,000 for donations made to the Red Cross; to Amanda Ferdinando and Building Security Services for their support with collecting items for their local shelters; and to all of our members for their individual support and for helping those in need.

TOBY AWARDS 2012

BOMA NEW JERSEY



Under 100,000 Square Foot Office Building



**11 Commerce Drive Associates
Managed by Mack-Cali Realty Corp.**



The winner in the “Under 100,000 Square Foot Office Building” category was 11 Commerce Drive Associates, managed by Mack-Cali Realty Corp. This 4-story, 90,000 square foot, multi-tenant office building is located on over 3 acres in Cranford, allowing for many sporting events enjoyed by the tenants. The facade is comprised of a field applied aggregate. The building also boasts a “porte cochere” design complimented with a well maintained marble lobby. Congratulations to Mack-Cali Realty Corporation.

100,000 to 249,999 Square Foot Office Building

The most popular category, “100,000 to 249,999 Square Foot Office Building” award went to 902 Carnegie Center, managed and owned by Hilton 902 Management. 902 Carnegie Center is a 5-story, Class “A” office building totaling 135,399 square feet. The property is centrally located in the heart of the Princeton/Route 1 corridor. Completed in 2007, the 2-story lobby is comprised of polished marble and granite. The building is 100% leased by 13 corporate tenants. On-site amenities include a fitness center, café, covered parking and personal dry cleaning. The building is walking distance to the Princeton Market-fair, the home of many upscale retailers and hotels. Congratulations to Hilton Management.



**902 Carnegie Center, Managed &
Owned by Hilton 902 Management**





**Metro Corporate Campus,
Managed by Cushman & Wakefield
of New Jersey**

250,000 to 499,999 Square Foot Office Building

The award for the “250,000 to 499,999 Square Foot Office Building” went to Metro Corporate Campus, managed by Cushman & Wakefield of New Jersey. This 10-story office building is located in the heart of Metro Park. The building is 271,752 square feet and offers numerous amenities to their tenants such as a state-of-the art fitness center, covered parking, café and dry cleaning. Prominently situated along the Garden State Parkway, the 10-acre property is a well maintained landmark in New Jersey scoring 95% overall tenant satisfaction for several consecutive years. Congratulations to Cushman & Wakefield.

500,000 to 1,000,000 Square Foot Office Building

The “500,000 – 1,000,000 Square Foot Office Building” award winner was International Financial Tower, managed by Wells Real Estate Services. The 629,772 square foot, 19-story, Class “A” office building is located in the heart of the Jersey City Hudson Waterfront Financial District. The 5-story atrium lobby features a spectacular full window wall facing Columbus Drive with a waterfall and reflecting pond. Bamboo plantings accent the high ceiling complimented by polished granite, as well as marble furnishings throughout the lobby. Amenities include a bank branch, retail stores, sundry shop along with 24/7 on-site security and a parking garage affording immediate access to New York City by train or ferry. Congratulations to Wells Real Estate Services.



**International Financial Tower,
Managed by Wells Real Estate Services.**

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TOBY AWARDS 2012

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Suburban Office Park (Low Rise Division)



**Mountain Heights Center,
Managed by CBRE.**

The "Suburban Office Park (Low Rise Division)" award for this year's TOBY was Mountain Heights Center, managed by CBRE. Mountain Heights Center is comprised of two Class "A" buildings connected by an underground tunnel. 420 Mountain Ave. is a single tenant office building totaling 123,082 square feet and 430 Mountain Ave.



is a multi-tenanted office building totaling 182,583 square feet. Located on a well-landscaped suburban setting, the buildings offer a full service café, fitness center, ATM and are conveniently located near the Murray Hill train station. Congratulations to CBRE.

Corporate Award

The "Corporate Award" for this year's TOBY was given to West Windsor Commons, managed by CBRE. West Windsor Commons is a two-building office complex consisting of 303,756 square feet located in the prestigious Princeton/Route 1 corridor. Tyco is the flagship tenant naming West Windsor their US Headquarters. These best-in-class buildings offer a state-of-the-art fitness center, full-service cafeteria, conference centers complimented with exterior balconies, and a beautifully landscaped courtyard. Congratulations to CBRE.



**West Windsor Commons,
Managed by CBRE.**



Renovated Award



Skyline Drive, Managed by Mack-Cali Realty Corporation.

The “Renovated Award” for this year’s TOBY was Skyline Drive, owned by SL Green and managed by Mack-Cali Realty Corporation. Skyline Drive is a five-story, Class “A,” 278,500 square foot office building located at 125 Chubb Ave. Situated on an 11.88-acre tract within New Jersey’s Meadowlands Corporate Center, the building has undergone drastic renovations and capital improvements. Amenities include a concierge service, a state-of-art fitness center, cafeteria, Wi-Fi, flat screen TV’s and music in the main lobby, an outstanding seating area, 24/7 emergency contact line, and an *Angus Anywhere* online work request system. Congratulations to SL Green on your award.



Earth Award

The “Earth Award” recognizes supreme sustainability efforts as defined by BOMA International. The winner of this year’s “Earth Award” went to 8 Campus Drive, managed by Mack-Cali Realty Corporation. 8 Campus Drive is a 215,265 square foot, 4-story, Class “A,” multi-tenanted office building located in Parsippany. The building and grounds occupy 14 acres and are part of the Mack-Cali Business Campus. Constructed in 1987, the building’s exterior is comprised of green reflective glass and precast panels. 8 Campus Drive features decorative fountains, an exterior courtyard, a covered parking garage, and a café. The building is also pursuing its LEED-EB certification. Congratulations Mack-Cali Realty Corporation.



8 Campus Drive, Managed by Mack-Cali Realty Corporation.



BOMA NEW JERSEY

TOBY AWARDS 2012

TOBY AWARDS 2012

BOMA NEW JERSEY

The "Heart Award" winners were chosen based upon exemplary community service, as well as involvement that helped to improve the quality of life of others, whether by volunteering and/or fundraising, or heightening awareness of a crisis that needed intervention. Because of the diversity of the submissions, BOMA NJ awarded two "Heart Awards" this year. Congratulations.



The Building Heart Award

The 2012 "Building Heart Award" went to Headquarters Plaza, managed by Newmark Grubb Knight Frank.

The Corporate Heart Award

The second "Heart Award" was given for a firm's overall corporate efforts. The 2012 "Corporate Heart Award" went to Colliers International NJ.



THE GRAND TOBY Award

The exciting "Grand TOBY" winner, the epitome of perfection in managing buildings in NJ for achieving the highest score throughout all categories was awarded to International Financial Tower, managed by Wells Real Estate Services. Congratulations for this prestigious honor.



Congratulations to all of the entrants and winners of this year's 2012 local TOBY competition. Next stop is the MAC Regional Awards competition. The awards will be distributed at the MAC Conference, March 20-22 in Baltimore.



BOMBA NEW JERSEY

TOBY AWARDS 2012

For many commercial trades, a license is required to perform work in the State of New Jersey. Several factors are responsible for these mandates. Safety, education and professional assurance are just some of the reasons for state mandated licensing.

While elevator work is a common and routine occurrence, the risks associated with the profession are high, given the nature of the job. Thus, it would be suggested that individuals pursuing a career in the elevator field would be properly educated and trained in elevator installation, repair, maintenance and safety.

Mandated Elevator Licensure in the State of New Jersey

*How the
legislation
will affect
vendors &
property
managers*

BY TINAMARIE CORTINA
LIBERTY ELEVATOR CORPORATION

Only until earlier this month on December 7th when Governor Christie signed the Bill and made it law, this standard did not apply to the elevator trade. Under previous New Jersey law, there was nothing that required individuals that were responsible for the installation, repair or maintenance of elevators, escalators and moving walkways to possess a license or certification.

Before the Bill was passed, it was initially proposed in Senate, No. 612, by Sweeney and Stack (2012) that the citizens and residents of the State of New Jersey are entitled to the maximum protection practicable when using these devices. Following is a brief synopsis of the proposed bill before it was passed.

- It is necessary for the public good to establish standards of education, training and experience for these installers and mechanics, and to provide for their appropriate examination and certification;
- A licensing board will be created within the Division of Consumer Affairs in the Department of Law and Public Safety – the Elevator, Escalator, and Moving Walkway Contractors Licensing Board. The Board shall be appointed by the Governor. There will be seven Board Members (NJ State Residents);
- Two public members; one from the Executive Branch of the State Government; one who represents the interests of a major elevator, escalator or moving walkway manufacturing company; one who is primarily engaged in the

PROPERTY MANAGEMENT

RITTEN BY CONTRIBUTING ALLIED SERVICE PARTNERS

business of elevator, escalator or moving walkway installation, alteration, repair or maintenance of these devices; one who represents the interests of the elevator architectural design community, and; one representative from a major labor organization that represents elevator service contractors;

- They will create the qualifications for licensing, examine and supervise all procedures, adopt a seal, create rules and regulations, a membership handbook, and establish standards for education.

With any new legislation, it can be argued as to its benefits and possible consequences. As leading real estate professionals, it is important to understand how this potential new law will affect you. For property managers that currently utilize union companies, no change will be felt as a result of this act. Union mechanics are required to go through the National Elevator Industry Program (NEIEP) which requires prospective mechanics to go through four years of schooling prior to receiving their mechanic's license.

New Jersey tax dollars currently help support state agencies and funds. For someone living and working in New Jersey, some feel it is about time that their tax dollars go toward educational funding for elevator mechanics. As a property manager, the benefits to passing the legislation are many. Below are some of these advantages.

- A new peace of mind that those hired are competent, licensed and bonded elevator contractors, whether an original equipment manufacturer, unionized or not;
- Knowing that mechanics who are familiar and comply with OSHA workplace safety standards are being utilized;

- The ability to recognize a competent, legally licensed contractor;
- Legal recourse against incompetent elevator contractors who are licensed by the state;
- Property managers may be entitled to a reduction in insurance premiums by hiring a state licensed company;
- A better sense of accountability for workplace competence based upon the outlined licensing standards and employment requirements;
- A more competitive pricing atmosphere in standard maintenance contract coverages.

In an effort to prevent injury and death associated with the risks to both elevator mechanics and passengers, the California Fatality Assessment Control Evaluation (FACE) produced an investigative report based upon the death statistics of elevator maintenance workers (as cited in McCann and Zaleski, 2006, p. 8). It was suggested for employers to “only have properly licensed employees working at the site performing complicated operations” (as cited in McCann and Zaleski, 2006, p.8).

The information gathered from this investigation mirrored the Senate's suggestion, Sweeney and Stack (2012), that “it is necessary for the public good to establish standards of education, training, and experience for these installers and mechanics and to provide for their appropriate examination and certification.”

Negative Aspects

- Perhaps a small increase in pricing relative to licensing;

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requirements (for those companies who do not currently employ unionized or licensed workers and would have to make up the difference in funding for the new state-mandated education).

Long-Term Negative for Unionized Companies

- Loss of some marketing advantages that union companies were promoting stating that their workers were highly educated and trained in safety and in the field, whereas some competitors did not have that education. Under the new legislation, non-union companies will be able to state they are on par with the union contractors with regards to their mechanics' abilities, after their workers pass the mandated state program, modeled after the National Elevator Industry Program (NEIEP). While the playing field is not currently level, the new requirement will now mandate that those companies who were not held to an education standard, must be now.
- It can be assumed that all non-union companies will require that their employees absorb the cost of test preparation and licensing. No license = no job!

Ultimate Positive Outlook

- This is a win/win for both legitimate elevator companies and property owners and managers. The cost of implementation of the program is relatively low and the program will be monitored by a state board;

- It will create a more accountable work environment for currently uneducated contractors and improve the safety of passengers and workers alike;
- It should not really increase the cost to the State's DCA above the proposed fee schedule to be charged for compliance;
- Equal opportunity employment for mechanics.

Unionized companies have fought long and hard for this legislation and have made a significant investment in the safety of their employees, as well as the passengers they serve on a daily basis. While the certification process may be rigorous and an initial financial impact may be felt for non-union companies, the overall accountability and safety benefits that will occur as a result of this law were long overdue for New Jersey. Its recent passing will result in future preventative safety measures and will create a new standard for higher education in the industry.

REFERENCES

**State of New Jersey 215th Legislature, S. 612, 2 (2012). Print
McCann, M., Zaleski, N. (2006).**

Deaths and Injuries Involving Elevators and Escalators.

The Center To Protect Workers' Rights, 8.

If you are an Allied Service Partner and would like to share your area of expertise with the BOMA NJ membership, please submit your non-advertising article for consideration to BOMA-NJ@optimum.net

MONTHLY MEETING



SEPTEMBER SPEAKER: STEPHEN J. RICE

“A Leadership Survival Kit for Today’s Work Environment” was the topic for the September 19, 2012 BOMA NJ membership meeting. Stephen Rice, President of PerforMAX, Inc., a multi-dimensional employee development and consulting company with an emphasis on maximizing employee potential was the September speaker. Mr. Rice also serves as CEO of LGM, Inc., a golf management and branding company.

Specializing in training and development, human resource audits, employee searches, policy development, operational and strategic planning, employment, morale issues, downsizing initiatives, behavior and performance management, Mr. Rice began the evening pointing out that 50% of the time, companies hire the wrong candidate. With an average interview typically lasting 15-60 minutes, the right questions are never asked, nor is there enough time to really get to know the candidate. Furthermore, many CEO’s claim to employ an overwhelming 75% of “C” employees with only 25% of them being “A” and “B.” “B’s” are solid but they are not “A’s.” “Our ultimate goal as employers should be to turn the “B’s” into “A’s,” Rice noted. Most bothersome to Rice is, how the “C” players are allowed to exist as managers and leaders in a company. “There is a need for talent.” The talent pool for candidates is shrinking and supply and demand will soon indicate an imbalance for talented people.

Astonishingly, the average college graduate will have eleven employers during the course of their careers, which equates to about 25-30 jobs throughout their lifetime. Statistics show that 1/3 of employees are significantly unhappy in their jobs. Less than 75% of employees judge their performance evaluation program as effective

and over 80% say that they are more confused than enlightened by it. “Employees are getting nothing out of employee evaluations. They would rather get a root canal!” stressed Rice.

The problem doesn’t stop there though. Employees themselves indicate they never receive feedback from their employers, either positive or negative. Rice believes that day-to-day recognition is very important, and its FREE. “Tell them what they need to grow!” he exclaimed. Ask yourselves, “what have I added or done to help with the progress of my employees?”

As leaders in a company we have two objectives to impact an employees’ contribution and satisfaction level: #1 is assessment. We need to be in tune with employees contribution levels; #2 is developmental. We need to work with employees with targeted goals toward apex progress. When there are targeted goals to objectives, there needs to be some type of measurable success. “Create it for them. Reward employees!” Rice added. He suggested that employers need to continue to be passion-

ate about their day-to-day responsibilities, but they also need to be passionate about how they lead. There is a gap between the two. Knowing how to lead and focus on your people will ultimately retain employees and achieve maximum potential.



Thank you Building Security Services for hosting cocktails at the reception.

BOMI COURSE SCHEDULE

RPA

The Design, Operations & Maintenance of Building Systems, Part 1

Monday Nights 6-9 pm
Start: January, 2013
End: March, 2013

The Design, Operations & Maintenance of Building Systems, Part 2

Monday Nights 6-9 pm
Start: April, 2013
End: June, 2013

Real Estate Investment & Finance

Monday Nights 6-9 pm
Start: September, 2013
End: December, 2013

FMA

The Design, Operations & Maintenance of Building Systems, Part 1

Monday Nights 6-9 pm
Start: January, 2013
End: March, 2013

The Design, Operations & Maintenance of Building Systems, Part 2

Monday Nights 6-9 pm
Start: April, 2013
End: June, 2013

Real Estate Investment & Finance

Monday Nights 6-9 pm
Start: September, 2013
End: December, 2013

SMA

Electrical Systems

Tuesday Nights 6-8:30 pm
Start: January, 2013
End: March, 2013

Energy Management & Controls

Tuesday Nights 6-8:30 pm
Start: April, 2013
End: June, 2013

Environmental Health & Safety

Monday Nights 6-8:30 pm
Start: September, 2013
End: December, 2013

2012 EDUCATION DIVISION

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Congratulations to our BOMI Graduates

Michael Sinisi, SMA, SMT
Wyndham Worldwide

James H Snyder, SMT
Normandy Realty

EDUCATION

Independent Institute for Property and Facility Management Education

BOMI
INTERNATIONAL

October 18, 2012

Dolores A. Bocian, RPA, FMA
BOMA Association Executive
BOMA New Jersey
PO Box 7250
North Arlington, NJ 07031



Dear Dolores:

It is with great pleasure that we recognize that BOMA New Jersey increased student registrations during the annual period ending June 30, 2012 when compared to the previous twelve months.

BOMI International instituted the BOMA Local Recognition Program to demonstrate our appreciation for the extraordinary hard work and effort expended by BOMA Locals to advance the education of their members. All BOMA Locals who duly execute the BOMA Local Agreement are eligible for inclusion in this recognition program. Two categories were established to recognize and measure success:

- Percent increase over prior year according to the number of students enrolled
- Percent increase over prior year according to the number of students registered

In recognition of your success and as a token of our appreciation, please accept the enclosed Certificate of Achievement.

On behalf of the BOMI International Board of Trustees and staff, please accept our sincere gratitude and appreciation for your commitment to providing high quality Property and Facility Management Education to benefit your members and industry professionals. We look forward to working with BOMA New Jersey to further your success in future years!

Best regards,

Jeffrey A. Horn
President and Chief Executive Officer

BOMI
INTERNATIONAL

Certificate of Achievement

Presented to:

BOMA New Jersey

In recognition of increase over prior year according to the number of student

Registrations in BOMI International Designation and Certificate Programs

for the period beginning July 2011 through June 2012.

Cheryl, BOMI International

President & CEO, BOMI International

THE ELECTION IS OVER *looking ahead* 2013

BY SCOTT WASSERMAN, THE MARCUS GROUP, INC.

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urricane Sandy threw a wrench in a month expected to be dominated by the election news cycle. The “superstorm,” which made landfall on New Jersey, just south of Atlantic City a week prior to the

Despite concerns about the election in the midst of the cleanup, voting in the area was as orderly as could be expected, with numerous polling locations being changed due to facilities that were still without electricity.

election, created widespread devastation, leaving many homeless and the majority of the state without power. The storm’s destruction even led to 1970s-era gas lines, forcing New Jersey to implement

odd-even rationing at gas stations, which were manned by police.

Despite concerns about the election in the midst of the cleanup, voting in the area was as orderly as could be expected, with numerous polling locations being changed due to facilities that were still without electricity. This much anticipated Election Day concluded with President Obama’s re-election. Despite a close race throughout, the President received 332 Electoral College votes, 62 more than required to earn a second term. In New Jersey, President Obama captured the state’s 14 Electoral College votes as expected, receiving 58 percent of the vote. Governor Romney received 40 percent of the vote in the Gar-

den State, trailing President Obama by more than half a million votes.

In the Senate, 33 of the body's 100 seats were up for election, including one race in New Jersey. Senator Bob Menendez (D) easily won in his re-election bid against state Senator Joe Kyrillos. In addition to retaining most of the seats they already had, Democrats gained a net of two seats, which gives the party a 55-45 advantage (including two Independent senators likely to caucus with the Democrats).

The BOMA-NJ Legislative Committee is continuing to track legislation that has the potential to affect BOMA membership.

We monitor legislation on many issues that could affect the real estate building industry including affordable housing, energy, prevailing wage, regulatory reform, property taxes and more.

In addition to the presidential and senate races, all 435 seats in the House of Representatives were up for grabs. While Republicans failed to take control of the White House or the Senate, the GOP maintained control of the House. At the time of publication, Republicans had a 233-194 advantage in the House of Representatives, with the winners of eight races not yet determined. In New Jersey, the newly redrawn Congressional map favored incumbents with six Republicans and five Democrats winning re-election. In the 10th Congressional District, which was vacant since Rep. Donald Payne's death earlier this year, the late Congressman's son, Donald Payne Jr. defeated Republican Brian Kelemen for the seat.

With Election 2012 behind us, it's never too early to

look ahead to 2013, which will feature elections for all 80 seats in the General Assembly as well as, Governor Christie's re-election campaign. Early potential Democratic candidates to oppose the Governor include Newark Mayor Cory Booker, State Senator Richard Codey (Essex), State Senator Barbara Buono (Middlesex), State Senate President Stephen Sweeney (Gloucester) and Assemblyman John Wisniewski (Middlesex). While premature, many political pundits are already touting a potential presidential campaign for Governor Christie in 2016.

LEGISLATIVE TRACKING

The BOMA New Jersey Legislative Committee is continuing to track legislation that has the potential to affect BOMA membership. We monitor legislation on many issues that could affect the real estate industry including affordable housing, energy, prevailing wage, regulatory reform, property taxes and more. If you have a specific concern that you would like to make sure is being monitored, please let us know. You can send an email with the information to BOMA-NJ@optimum.net.

In addition to the bills currently being monitored, we may be faced with a variety of new legislation as the 40 State Senators and 80 Assembly members prepare for an election next November 2013.

2012 OFFICERS & DIRECTORS

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Material contained herein does not necessarily reflect the opinion of BOMA New Jersey, its members, or its staff.

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EX-OFFICIO/ PAST PRESIDENTS COUNCIL



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EX-OFFICIO/ PAST PRESIDENTS COUNCIL continued



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Kurt VanAnglen, RPA, FMA
1992-1993



vinnie
Vincent Olsen, RPA
The Olsen Group
1994-1995



dolores
Dolores Bocian, RPA, FMA
Organizational Services
1996-1997



ray
Raymond J. McLaughlin,
RPA, FMA, CPM
McLaughlin Consultants
1998-1999



kurt
Kurt Padavano, RPA, FMA,
SMA, CPM
Advance Realty Group
2000-2001



bob
Robert Denney, RPA
CB Richard Ellis
2002-2003



marie
Marie A. Cunningham, RPA
Mack-Cali Realty Group
2004-2005



bill
William Barrett, PE, RPA
Prudential Insurance Company
2006-2007



patrick
Patrick Connelly, RPA
Federal Business Centers
2008-2009

James Sullivan (Deceased)
1988-1989

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Cooper Pest Solutions
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Quality Service Associates, Inc.
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Monte Carlo Night
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Teresa DeZao
ACA Dining Services
(973) 394-3043

Mike Amoroso
Bravo! Building Services
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Holiday Party:
Teresa DeZao
ACA Dining Services
(973) 394-3043

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Committee Vice Co-Chairs:
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BOMA NEW JERSEY CALENDAR OF EVENTS

January 23, 2013
General Membership Meeting
Location: Newark Club

February 20, 2013
General Membership Meeting
Location: TBA

March 20, 2013
General Membership Meeting
Location: TBA

March 21-22, 2013
Mid-Atlantic Regional Conference
Baltimore, MD

April 19, 2013
Allied Event
Location: Birchwood Manor

May 22, 2013
General Membership Meeting
Location: TBA