

# BOMA Oregon's Year in Review

# 2022

Plus, a sneak peek of what we have planned for this year!

## A Message From Our President

2022 was a fantastic year, thanks to our dedicated volunteer committees, supportive sponsors and BOMA's active membership base. It was such a joy to gather in person again and we were excited to bring back many of BOMA's pre-pandemic events. Last year, our organization also welcomed three new Board of Directors and 14 Allied Members. We are so excited to see our BOMA community grow!

It's no secret that the CRE landscape has changed; and while some things returned to normal in 2022, our community still faces challenges and uncertainty. As an organization, we focused on providing programming that helped our members navigate in these changing times, while also highlighting opportunities to collaborate on local and state initiatives impacting our industry. This year, we will build on these efforts, with several events and learning opportunities already on the calendar.

Thank you again for supporting BOMA Oregon! This Year in Review celebrates the faces and companies who made 2022 such a rich experience for our Building and Allied Members.



We look forward to serving you in 2023!

Melanie Cole-Smith - Director, KG Investment Properties

# 2022-2023 BOARD OF DIRECTORS



**KRISTA BAILEY**  
Urban Renaissance Group



**DYANN BERNATZ**  
PGE



**BARB CASEY**  
Kennedy Restoration



**MELANIE COLE-SMITH**  
KGIP, LLC



New Board Member

**KEREN EICHEN**  
Unico Properties



**KIM GACH**  
Shorenstein Realty Services



**KATRINA GAYNOR**  
CCG Property Management



**JANET GRAAFF**  
The Standard



**DAVE HAMILTON**  
Income Property Management



**TIM HERING**  
Dunn Carney Allen Higgins  
and Tongue LLP



**ROSS KELLY**  
Menashe Properties



**KELLEY KNORR**  
Melvin Mark Companies



New Board Member

**EMILY MANDIC**  
American Assets Trust



**DIANE MCMAHON**  
Bill Naito Company



**MEERTA MEYER**  
JLL



**MICHELE MICCICHE**  
Schnitzer Properties



**MICHELLE SCHULZ**  
GBD Architects



**BILL SPARKS**  
Millennium Building Services



**TERI WALLACE**  
Colliers International

# THANK YOU SPONSORS



## American Cleaning Solutions

[americacleaningsolutions.com](http://americacleaningsolutions.com)

### 2022-2023 Platinum Sponsor

American Cleaning Solutions is committed to providing the care and the professionalism your business deserves, specializing in disinfection services, floor cleaning, carpet cleaning, day porter service, window cleaning, and building maintenance.

#### Free Janitorial Estimate

## Kennedy Restoration

[kennedyres.com](http://kennedyres.com)

### 2022-2023 Platinum Sponsor

Kennedy Restoration specializes in restoring residential, commercial, multifamily properties, schools and municipal buildings damaged by fire, water, wind, vandalism, and other natural and manmade disasters.

**24/7 Emergency Hotline: 800-643-2790**



## Township Building Services

[townshipservices.com](http://townshipservices.com)

### 2023 Platinum Sponsor

Township Building Services is a full-service facilities management company, offering highly tailored and environmentally sustainable janitorial and engineering services to clients.

#### Explore Services

## 2023 Gold Sponsor



[aus.com](http://aus.com)

Allied Universal provides integrated security services that combine security personnel, technology, and a variety of professional services, to give clients a flexible and scalable approach to securing their businesses.



[goblusky.com](http://goblusky.com)

BluSky is a national restoration contractor with locations coast to coast. The company provides commercial, industrial, governmental, and multifamily restoration, renovation, environmental, and roofing services.

# HONORING KEN



A big **THANK YOU** to Ken Antell for supporting BOMA Oregon for over 20 years. His guidance on BOMA lease forms, mentorship of board members and contributions to member legal matters was invaluable. We will greatly miss Ken's insightful contributions, his warmth and wit, and his deep devotion to BOMA members and the organization's goals.

Ken Antell is a partner in Dunn Carney's Real Estate Team who focuses on commercial real estate purchase, sale, financing and leasing transactions. During his 30 years of practice, Ken has represented buyers, sellers, borrowers, lenders, landlords, tenants and other stakeholders in numerous transactions.





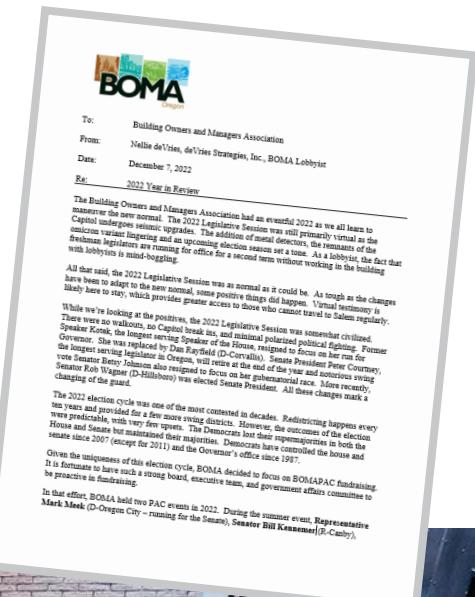
# GOVERNMENT AFFAIRS

Given the uniqueness of the 2022 election cycle, BOMA's Government Affairs Committee decided to focus on BOMAPAC fundraising, holding two PAC events last year where members and legislators gathered to discuss the importance of political advocacy and the challenges facing our industry.

Now that the election is over, it's time to focus on the 2023 Legislative Session. While it's still early, we can expect proposed legislation on:

- Climate change
- Energy efficiency
- Electric vehicle charging stations
- Reach codes, and
- Taxation, among other topics

**Click to read the full 2022 legislative report prepared by BOMA lobbyist, Nellie deVries.**

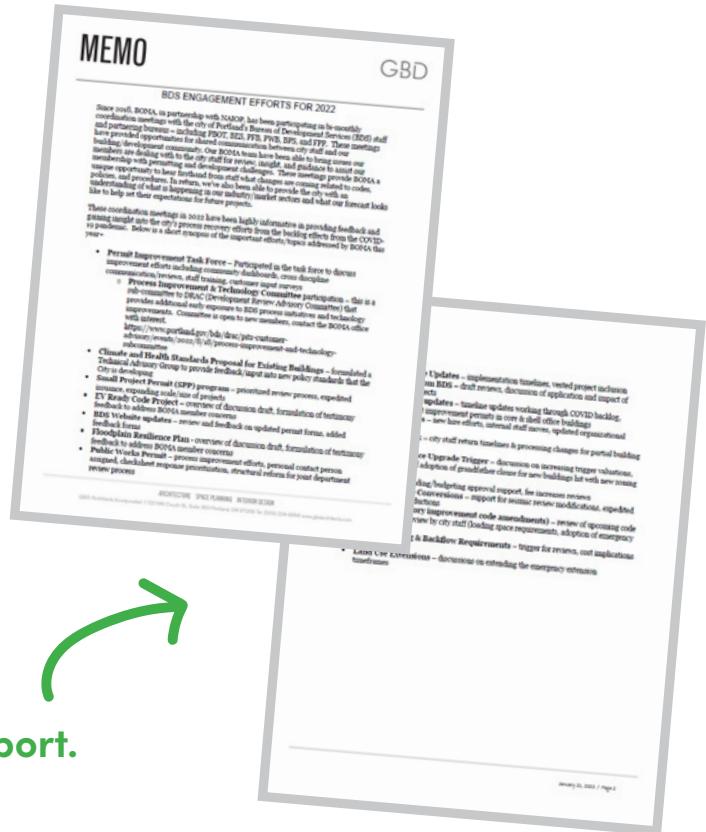


# LOCAL ENGAGEMENT

Since 2018, BOMA, in partnership with the Commercial Real Estate Development Association (NAIOP), has been participating in bi-monthly coordination meetings with the city of Portland's Bureau of Development Services (BDS) staff and partnering bureaus – including PBOT, BES, PFB, PWB, BPS, and FPP.

These meetings provide BOMA with the unique opportunity to hear firsthand from staff what changes are coming related to codes, policies, and procedures. In return, we've also been able to provide the city with an understanding of what is happening in our industry/market sectors and what our forecast looks like to help set their expectations for future projects.

[Click to read the full 2022 Engagement Report.](#)



# Glossary of Government Bureaus

**BDS** - Bureau of Development Services

**BES** - Bureau of Environmental Services

**BPS** - Bureau of Planning and Sustainability

## **FPP** - Facility Permit Program

**NAIOP** - Commercial Real Estate Development Association

**PBOT** - Portland Bureau of Transportation

**PFB** - Portland Fire & Rescue

**PWB** - Portland Water Bureau

# LOCAL ENGAGEMENT



Commissioner Mingus Mapps

Last year, BOMA Oregon's Board of Directors sat on quarterly calls with Commissioner Mingus Mapps. The discussion topics included voicing public safety concerns, the return to downtown offices by city employees, and tracking how federal covid relief funding was being spent.

Additionally, members of the Government Affairs Committee and BOMA staff attended a fundraiser for Senator Kennemer, met with Senator Sollman, and Senator Meek.



# Events Committee

Last year, BOMA Oregon was back hosting our flagship events – the Reverse Trade Show, Golf Tournament and EXPO. It was wonderful to connect again in person and we were grateful for such strong turnouts from our Building Members and Allied Partners. Proceeds from these events support the local Oregon Chapter operations.

**THE REVERSE TRADE SHOW** had over 70 property managers representing 15 real estate companies in Portland. Impressive was their ability to dress up a table and get into a theme! Over 40 Allied Companies joined for some speed dating and controlled chaos. Thank you to our two Happy Hour sponsors; Kennedy Restoration and Millennium Building Services.

Save the Date: April 13, 2023



**BOMA OREGON'S ANNUAL GOLF TOURNAMENT** had more than 124 golfers and 25 different sponsors. The event was held at Langdon Farms. Congrats again to Stephen Rosenthal for winning the Township Janitorial Services sponsored helicopter ball drop!

Save the Date: July 13, 2023

**THE BOMA OREGON EXPO** gave Building Members the opportunity to meet with our Allied Partners on their products and services. This event is always popular with 95 property managers and engineers in attendance. Thank you to Millennium Building Services for sponsoring the bar, GBD Architects for sponsoring registration, Kennedy Restoration for sponsoring the grand prize drawing and Unico for donating the event space.

Save the Date: October 5, 2023



# Programs Committee



BOMA Oregon is proud to offer FREE continuing education opportunities for our Building Members. Class sizes range from 25 – 50 attendees and most qualify for 1.5 hours in credit.

Last year, the Programs Committee offered programming on a wide range of topics, including energy efficiency, MOAB, landscaping, as well as brought back the popular “Ask a Lawyer” event. A big thanks to all our panelists for dedicating their time educating our community.

And, thank you to Township for sponsoring all our programs in 2022, as well as individual event sponsors: Allied Universal and Melvin Mark.

## Upcoming Learning Opportunities

**February 9, 2023 | 11:30-1:00PM**  
**OREA Educational Luncheon**

Several experienced panelists will talk through the ins and outs of CAM reconciliation.

200 SW Market Street  
Propeller Room

[Click here for registration.](#) 

**March 14, 2023**  
**LARRC Class**  
More information coming soon...

# Emerging Professionals



## BOMA Oregon's Emerging Professionals

(EPs) is dedicated to nurturing the future leaders in CRE. The committee's mission is to create networking opportunities for professionals with five years or less experience, helping them grow their community, and connecting them to educational and mentorship opportunities.

Since relaunching in 2021, EPs has grown to 40 members, and hosts fun events every quarter, like 2022's "Christmas in July Swag Bag/Directory Delivery" that was a huge hit.

**For EP event alerts, sign-up for the group's email list. Contact: [eps@bomaoregon.org](mailto:eps@bomaoregon.org).**

## Have A Rising CRE Star In Your Office?

Encourage them to join the Emerging Professionals group!

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### February 22, 2023 | 10:00AM Cozy Fireside Chat

Please join us for a morning coffee meeting for EPs to network with leaders in CRE.

More details coming soon...

## Thank You!

Special thanks to co-chairs Keren Eichen (Director, Unico Properties, LLC) and Melany Larson (Account Manager, BELFOR Property Restoration), along with committee members Rachel Codiroli (Business Development Manager, Securitas), Marissa Hayes (General Manager, Urban Renaissance Group) and Cassandra Vigil (Operations Manager, Kidder Mathews) for being the driving force behind this group.

# Property Manager of the Year



**A BIG CONGRATULATIONS** to Lisa Donaldson (General Manager, Unico Properties), recipient of the 2021 Property Manager of the Year award. Lisa is a pillar in the CRE industry, and her leadership and enthusiasm is highly valued by our community.

Lisa was honored at last years "A Night of Excellence in Commercial Real Estate" event, hosted by #CAB, NAIOP Oregon, SIOR, BOMA Oregon, and Portland Business Journal.

## Praise for Lisa

Of all the deserving, hardworking property managers within our BOMA organization, Lisa Donaldson stands out as exceptional. I have had the privilege, throughout my career, to work alongside many of Portland's top property managers, including Lisa. Her knowledge, focus, energy, and humor define the qualities of an outstanding manager. Being among the very best property managers in our city is something we should all strive for; Lisa just seems to be one step ahead." - **Wade Lange**

Working closely with her has confirmed her well-deserved reputation as a recognized property management industry expert." - **Ty Barker, VP, Real Estate Services, Unico Properties**

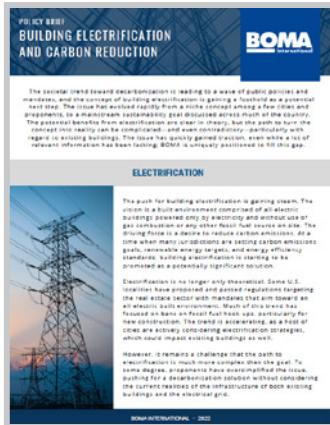
Lisa's natural empathy and precision approach to solving issues allows her to consistently, and creatively, improve the tenant experience in the buildings she manages. From her nimble response to COVID-19, to engaging programming that gives purpose to her buildings, Lisa manages complex operations that exemplify Unico's core values." - **Cody McNeal, Development Manager, Unico Properties**

# NASHVILLE CONFERENCE

Last year, the Oregon chapter attended BOMA International's annual conference in Nashville. It was exciting to connect with other BOMA chapter members and leadership, as well as learning more about the opportunities and challenges facing the CRE industry.

The conference schedule included discussions on building electrification and carbon reduction, electric vehicles and charging stations, and addressing homelessness in our communities, among other topics.

**Click to below to real full reports from the 2022 session.**



Policy Brief - Building Electrification & Carbon Reduction



Policy Brief - Homelessness



Policy Brief - Vehicle Charging Stations

## 2023 BOMA International Conference



Register for the conference here!

Join chapters from across the country at BOMA International's annual conference on June 24-27 in Kansas City.

Commercial real estate isn't slowing down — and staying relevant means staying ahead of the changes on the horizon. From groundbreaking building technologies to new occupant expectations, the next phase of hybrid work environments to promising decarbonization efforts, only the BOMA International Conference & Expo helps you keep up on the things that matter!

# Holiday Party

Our annual holiday party was a great way to cap off an exciting year. It was so much fun celebrating with our community and getting into the festive spirit.

Thank you to **Evolution Architecture** for sponsoring and to **Unico Properties** for lending the space.



# STAY UP-TO-DATE

Stay up-to-date on BOMA Oregon events, programming and community engagement by following us online or subscribing to our newsletter. We love feedback from our members, so feel free to reach out to us with any event suggestions, industry concerns or other requests.



boma-oregon



@boma\_oregon



bomaoregon.org

new website coming soon!

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