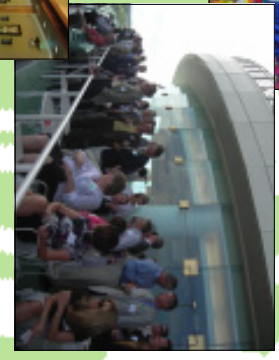




The Building Owners
and Managers Association
of Suburban Chicago

Annual Report to Members



November 2008

BOMA/Suburban Chicago: Pulling the parts together for our members ...

Recognizing Excellence

Membership

The 2008 Membership Year brought more buildings and companies into BOMA/Suburban Chicago than ever before. Over the past 10 years, membership in the association has increased by 60%. Growth in membership has led to the addition of new services. Among these are the Engineers Group, Property Assistants Lunch (PAL), and the Medical Office Building Special Interest Group. Other added-values that BOMA members enjoy include peer inquiries, resume service, a reference library, and the services of a full-time professional association office and staff. BOMA/Suburban Chicago members are also members of BOMA International and share in all the benefits that this membership offers.

- BOMA/Suburban Chicago congratulates eight member buildings for winning the local The Outstanding Building of the Year (TOBY) for 2008/09. The winners were:
- Under 100,000 Square Feet Category - Pine Meadow Corporate Center II, managed by Keystone Property Group
 - 100,000-249,999 Square Feet Category - Highland Oaks II, managed by CB Richard Ellis, Inc.
 - 250,000-499,999 Square Feet Category - Westwood of Lisle I & II, managed by Hines G.S. Properties, Inc.
 - 500,000-1 Million Square Feet Category - Continental Towers, managed by Prime Group Realty Services, Inc.
 - Corporate Facility Category - MB Financial Center, managed by MB Financial Bank
 - Government Facility Category - Hammond Federal Courthouse, managed by GSA Northwest Indiana Office
 - Renovated Building Category - Corporate One at Kemper Lakes Business Center, managed by Cushman & Wakefield, Inc.
 - Suburban Office Park/Multi-rise Category - Mid America Plaza, managed by CB Richard Ellis, Inc.
- In February, 2008 Oak Brook Pointe and Highland Oaks I & II were honored as Regional TOBY winners for 2007/08.

Community Service

- BOMA/Suburban Chicago is committed to community service. In 2007, philanthropic efforts supported the Duprage Senior Center, and in 2008, the Northern Illinois Food Bank (NIFB). Funds were raised at the following events ...
- the Annual Charity Bowl
 - at EXPO 2008 where a BOMA-CAN project collected food for NIFB
 - the July Members Lunch where needed items were collected to benefit the designated charities
 - a "virtual food drive" which benefited NIFB
 - the annual Day at the Races where proceeds raised at the Silent Auction were earmarked for BOMA/Suburban Chicago's yearly charity
 - at the Holiday & Awards Luncheon where gift cards and monetary donations were collected

Communications

- Communicating is the backbone of any organization. BOMA/Suburban Chicago works hard to keep members "in the loop" ...
- *FOCUS*, published bimonthly, features articles on industry-related topics, along with news and information on what's happening in the association.
 - *Chicago/land Office & Commercial Real Estate Magazine* provides helpful information for property professionals. The magazine is available quarterly.
 - BOMA/Suburban Chicago *updates* are sent each Friday via email to members. The weekly report features up-to-date information about issues, events and opportunities for members.
 - Podcasts available on the BOMA/Suburban Chicago website.
 - Members also receive *The BOMA Magazine*, the official publication of BOMA International.

Networking

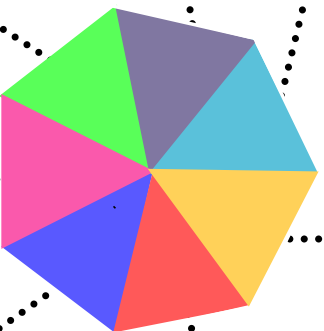
A large benefit of membership in BOMA/Suburban Chicago is opportunities to network with peers. These take the form of bimonthly Members Luncheons, the annual golf outing, the Day at the Races, and building and business Showcases. One of the most important peer networking events is the Office & Commercial Real Estate EXPO, which features exhibits, workshops and product demonstrations along with a keynote speaker – one of the most valuable afternoons of the year for those property professionals who attend.

Education Programs

- To help our members stay on the cutting edge of their industry, BOMA/Suburban Chicago provided the following seminars and webinars in 2007 and 2008:
- Benchmarking Webinar: Rating Energy Performance of Commercial Office Buildings
 - Six BEEP (BOMA Energy Efficiency Program) webinars on ways to make your building more energy efficient, including the Benchmarking Webinar "Rating Energy Performance of Commercial Office Buildings"
 - Protocol Leadership Series: "Taking Charge of Change,"
 - Inoculate Your Building and Your Tenants Against Bird Flu
 - Breaking the Barriers to Better Budgeting
 - Lease Logic Series: Sustaining, Protecting and Improving Property Value
 - BOMA International webinars from the "Sustainable Operations Series" and "Managing Aging Buildings."
 - Foundations of Real Estate Management training.
 - A Basic Information Series on maintenance, green, codes & compliance and managing your property.
 - Eleven BOMI International courses leading toward the Real Property Administrator (RPA) and/or Facilities Management Administrator (FMA) designations.
- In addition, Member Luncheon programs offered presentations on information on the political scene, a Look at Green Buildings, Life Coaching, Who are Your Future Office Tenants?, Frank Lloyd Wright's High Rise Buildings, A Multi-Purpose Stadium – Home of the Phoenix Cardinals, Ethics, Professional Education Trends, an Insider Look at Suburban Market, and Sands of Time – A Voyage to the Arabian Gulf.

Advocacy

- BOMA/Suburban Chicago maintains contact with federal and state legislators, keeping them apprised of industry issues, while BOMA International efforts continue to lead the industry in advocacy for commercial real estate. Significant savings have been achieved in the following areas:
- deductions for energy efficiency upgrades to new and existing commercial buildings.
 - extending depreciation timeline for leasehold and tenant improvements.
 - brownfields remediation deduction.
 - construction savings from proposals left out of 2009 ICC building and energy codes.
 - avoidance of potential lost lease income from defeat of NIST/TWTC proposals for the 2009 ICC building code.





The Building Owners and Managers Association of Suburban Chicago represents over 63 million square feet of office space in commercial office buildings, government buildings, medical buildings and corporate headquarters located in Suburban Cook, DuPage, Kane and Lake Counties, as well as Rockford, Illinois and Hammond, Indiana. These buildings represent some of the finest, best-managed office facilities to be found anywhere.

BOMA/Suburban Chicago is part of the Building Owners and Managers Association (BOMA) International, a dynamic federation of nearly 100 North American associations whose members own or manage over 9 billion square feet of downtown and suburban commercial properties and facilities. With nine associations abroad, the BOMA International membership collectively represents all facets of the commercial real estate industry.

A strong Associate Membership is also an integral part of BOMA/Suburban Chicago. Associate Members are businesses who provide products and services essential to the management of quality buildings. Representatives of these businesses are a source of information and education for the full membership.

Working together, BOMA/Suburban Chicago members are making a difference in the commercial real estate industry.

Mission and Goals

BOMA/Suburban Chicago exists to serve the real estate professionals working in the commercial real estate industry through effective leadership, advocacy, education, professional development, and the analysis of information affecting the industry today and in the future. Its goals are ...

- ... to increase membership,
 - ... to increase Associate Member participation,
 - ... to enhance educational programs, and
 - ... to maximize visibility as a professional association in the commercial real estate community.
- Members benefit through participation, networking and opportunities for professional growth.

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