

Founded in 1908, **Building Owners & Managers Association (BOMA) of Metro Detroit** is a professional trade association whose nearly 400 members either own or manage commercial real estate, or provide goods and services to the industry. As a federated member of BOMA International, which serves 17,000+ commercial real estate professionals and represents over 9 billion square feet of commercial properties and facilities in North America and abroad. BOMA of Metro Detroit provides commercial real estate professionals with the opportunity to work together for corporate and professional growth, advocacy rights, and the benefit of the nine Southeastern Michigan communities it serves. **BOMA Michigan members represent organizations managing more than 250 million square feet of office and industrial space, with employees and tenants totaling more than 1.25 million people in Michigan.**

BOMA Metro Detroit has a significant stake in the financial health of Southeast Michigan and has worked and will continue to work in partnership with government decision-makers to develop policies that benefit all of the people that work, live and raise families in Michigan.



GOVERNMENT AFFAIRS Issues Review 2009



B***OMA will work with key industry partners and will use its members' influence, votes, and PAC funds to make its voice heard on issues impacting our industry.***

2009 LEGISLATIVE AGENDA

TAX REFORM



Michigan Business Tax—BOMA supports a broad-based business tax employing a low-rate business income tax that treats real estate consistent with other businesses and fosters a positive business climate to promote positive growth in Michigan. BOMA believes the MBT negatively effects the value of commercial real estate and therefore ultimately lowers tax revenues to local governmental units as well as hampers efforts to attract out-of-state investors. BOMA does support mitigating the ill effects of the MBT on commercial real estate by eliminating the 21.99% MBT surcharge; providing for an unlimited carry forward of negative Adjusted Gross Receipts; allowing for Common Area Maintenance to be deducted from Gross Receipts; including Real Estate in the definition of “purchases for other firms”; extending the 10 year Investment Tax Credit and; exempting foreclosures from MBT.

Commercial Property Taxes—BOMA strongly opposes any plan to create a new Commercial Property Tax Act which would recklessly expose commercial properties owners to property tax increases while also eliminating the property tax protections passed under Proposal A and create a de-facto split roll tax. However, BOMA does support addressing the inequities produced as a result of the WPW decision of 2000 by passing common-sense property tax reforms.

GOVERNMENT EFFICIENCIES

Tax Tribunal—BOMA strongly supports common sense reform in government. Efficiency and expediency in the Michigan Tax Tribunal will ensure cases are heard and decided in a reasonable time. BOMA supports efforts to implement a system to encourage case management by the Tribunal; there is currently no enforceable accountability in the Tribunal and current backlog is as long as five years. This has hamstrung many property owners from re-investment in jobs and development by tying up millions of dollars in disputed property tax.

ENERGY

BOMA supports development of a long term statewide energy strategy that promotes a reliable and renewable energy supply and affordable rates for residential, industrial and commercial customers, as well as efforts to reduce the cost of business in Michigan which will lead to long -term economic vitality.

BOMA supports recent legislative and administration efforts to develop a long term energy plan that considers all sources of energy including renewable and further supports an energy plan that also considers cost effectiveness, availability, security, and reliability.

Further, BOMA strongly supports the intent of PA 141 that allows and provides for open competition in the electric marketplace. Such competition is important to lowering electric costs and encouraging investment in the state's electric infrastructure.

SUSTAINABILITY

BOMA supports sustainability and "green" building practices by utilizing proven technologies and operational procedures and by promoting environmental stewardship. We have long-recognized the social and economic burden that results from wasteful consumption particularly in the area of carbon-based utility costs. We take proactive positions on the use and management of natural resources, the proper treatment of hazardous waste and environmental risks, the promotion of air quality (indoor and outdoor), the implementation of "green" purchasing practices and in targeting the reduction of greenhouse gas emissions.

In 2007 BOMA members launched the **Market Transformation Energy Plan & 7 Point Challenge** that is focused on the reduction in energy consumption in commercial buildings by 30 percent by 2012. In addition, the EPA recently recognized BOMA International as the **2008 ENERGY STAR Partner of the Year** for its outstanding contribution in reducing greenhouse gas emissions by promoting energy management through its BOMA Energy Efficiency Program (BEEP).

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