



Commercial buildings are a significant economic driver in the state’s economy. The value starts with development and construction, and while these economic impacts are substantial, the duration may be limited in bringing a new building to market but the built space continues to be a significant source of economic activities for the local and state economy as the constant stream of expenditures that support the built environment -- outlays for management, maintenance and repair, building services, and utilities accumulate over the lifespan of the building. **These activities support job creation, generate personal earnings and promote spending.**

Constructing the Built Environment- Contributions to the Economy ¹

- ✓ Each \$1 million in new construction spending supports 28.5 full time year round jobs
- ✓ For each dollar in new construction spending generates additional \$3.42
- ✓ In 2005, \$1.4 trillion in construction outlays contributed \$3.9 trillion to the GDP

Office Market Contributions to the Economy for direct operational outlays²

- ✓ Each \$1 million in building operation outlays supports 24.4 full time jobs nationwide
- ✓ For each dollar of outlay for building operations the nation realizes \$.92 in personal earnings for workers and their state’s economies. That’s a total of \$37. 6 billion.
- ✓ In 2009 each \$1 for operational outlays generated \$118.4 billion to the GDP
- ✓ In Michigan

Total Outlay to GSP	Total Contribution	New Personal Earnings	Jobs Supported
\$762,809,598	\$2,204,222,907	\$521,808,296	14,017

- All told, BOMA Michigan members represent organizations managing more than 250 million square feet of office and industrial space.
- BOMA Michigan employees and tenants total more than 1.25 million people in Michigan.
- BOMA members have a 70 percent voter turnout record.
- The local economic impact of BOMA members is staggering, real estate tax represent as much as 60% of local government tax revenues in commercial dense cities.
- BOMA organizations pay literally tens of millions of dollars annually in Michigan and local taxes.
- BOMA tenants and employees spend more active time at BOMA facilities than they do at home.

BOMA’s membership is made up of the following:

- | | |
|------------------------|----------------------------|
| Building Owners | Lawyers |
| Developers | Architects |
| Property Managers | Engineers |
| Brokers/Leasing agents | Construction professionals |
| Facility Managers | Suppliers/vendors |

BOMA Michigan's 600-plus members represent the following organizations and many more:

Ashley Capital	Healthcare Realty
Auto Club Group	Hines
Blackstone Property Management	Jones Lang LaSalle
Blue Cross/Blue Shield of Michigan	Johnson Controls, Inc.
Broeder Sachse	KIRCO
CB Richard Ellis	Kahn Facility Management, Inc.
Colliers International	MAV Development
Comerica Bank	McKinley, Inc.
Detroit-Wayne Joint Building Authority	Nemer Property Group
Dietz Property Group	Northern Equities Group
Emmes Asset Management	Osprey Construction & Development
Etkins Equities	Piedmont Property Management
Farbman Group	Portfolio Property Management
Federal Reserve	PRS Management
Fordland	REIT Management & Research
General Motors Corporation	REDICO
General Services Administration	Schostak Brothers & Company
Grubb & Ellis Management Services	Transwestern Commercial Services
General Electric	Wayne State University

For your consideration and with input from Board Members and the Government Affairs Committee we have compiled a list of important issues that we think are timely and of statewide importance to our membership:

- 1. JOBS**
- 2. Tax Reform (Michigan Business Tax, Commercial Property Tax)**
- 3. Government Efficiencies- Tax Tribunal**
- 4. Energy**
5. Sustainability/Green buildings
6. Leasehold Depreciation
7. Economic development
8. Brownfield Redevelopment

BOMA Michigan is comprised of three associations located in Metropolitan Detroit, West Michigan and Mid-Michigan in Lansing. The leadership and members of these BOMA affiliates have joined forces under a formal alliance to form a single lobbying entity known as BOMA Michigan and we have also established a Political Action Committee Fund known as "BOMA Michigan PAC." The Building Owners and Managers Association (BOMA) was founded in 1907 to represent the interests of building owners, real estate brokers and countless organizations and people linked to the vast industry of commercial real estate. We encourage you to visit www.bomadet.org for more information.

¹ *The Contribution of Office, Industrial, and Retail Development and Construction to the US Economy, Jan 2007, NAIOP, Fuller*

² *The Contribution of Office Building Operating Outlays on the US and States' Economies in 2009, BOMA International, 2010*



Building Owners & Managers Association of Metro Detroit

For more information on BOMA, its members or issue positions please contact:

Gregg McDuffee, Government Affairs Committee, Co-Chair
John Sier, Government Affairs Committee, Co-Chair
Janet Langlois, BOMA Metropolitan Detroit, Executive Director

gregory_mcduffee@dwjba.com
john.sier@kitch.com
jlanglois@bomadet.org