



Introduction

Thank you for being a BOMA Columbus Board Member! The organization would not be what it is without the dedication of our membership, particularly our volunteer leaders. It is an honor to have the trust and confidence of our peers, some of the most respected members of the industry, bestowed upon us as we are given the opportunity to serve in the BOMA Columbus Board of Governors.

BOMA Columbus is a 501 (c) 6 not-for-profit organization serving the advocacy, education and networking needs of commercial real estate professionals in the Central Ohio area, servicing Champaign, Delaware, Fairfield, Franklin, Licking, Madison, Pickaway and Union counties. BOMA Columbus became federated with BOMA International in 1945 and incorporated in 1981. We represent one of six local associations in the State of Ohio and one of more than 100 throughout the world. BOMA International, our umbrella organization, is headquartered in Washington, DC.

BOMA Columbus members include:

- Building Owners
- Property Managers
- Asset Managers
- Corporate Facility Managers
- Government Office Building Managers
- Industrial Building Managers
- Medical Office Building Professionals
- Other Commercial Real Estate Professionals
- Commercial Real Estate Product or Service Providers

BOMA Columbus is governed by established bylaws. The association is led by the Board of Governors and managed by the BOMA Association Executive, under the direction of the association President.

As the leading organization for the commercial real estate profession, BOMA Columbus plays an important role as a leader and public advocate for the industry. BOMA Columbus' activities are as diverse as the constituency we serve.

- We conduct regular education programs to enrich our members' expertise in property management.
- We communicate regularly with our members regarding matter important to the industry.
- We send representatives to our national meetings.
- We engage in governmental legislative lobbying as appropriate.

- We support professional designation in property management.
- We provide opportunities for members to build networks and relationships that add to the strength of the industry and association.

We're part of BOMA International, a dynamic international federation of more than 100 local associations and affiliated organizations. Founded in 1907, its 17,000-plus members own or manage more than 9 billion square feet of commercial properties. BOMA International's mission is to enhance the human, intellectual and physical assets of the commercial real estate industry through advocacy, education, research, standards and information.

An Introduction of BOMA International

BOMA International was founded in 1907 as the National Association of Building Owners and Managers. The association assumed its present name in 1968 as it broadened its reach to include Canada and participants from around the globe. Today BOMA International represents 92 United States, and thirteen overseas associations in Australia, Brazil, Canada, Finland, Indonesia, Japan, Korea, Mexico, New Zealand, the Philippines, Russia, and South Africa. BOMA's North American membership represents a combined total of more than nine billion square feet of office space.

The First Annual Convention was held in Chicago. BOMA International's headquarter city until the Association moved to Washington, D.C., in 1976 to improve its legislative and regulatory lobbying efforts on behalf of its members. Coupled with The Office Building Show, a showcase for the latest goods and services available, the Annual Convention in June attracts thousands of participants over the 3-day educational event.

BOMA is well known in North America for its Standard Method of Measuring Floor Area in Office Buildings, first introduced in 1915. BOMA has been the Secretariat to the Standard since that time, in conjunction with the American National Standards Institute (ANSI). The Standard was recently revised, with a French translation added.

From its inception, BOMA has been the standard setter for the office building industry. In 1916, the first Standard Chart of Accounts was issued. Since then, it has been revised four times: in 1939, 1976, and 1988 and 1998. BOMA has been working with key commercial real estate organizations to produce market measurement guidelines to provide industry-wide standards for reporting office occupancy/vacancy statistics.

Nineteen hundred and twenty marked the year the Association began disseminating extensive industry research. The breakthrough publication was the Experience Exchange Report (EER), reporting on office building income, expenses and overall performance. The publication of the year marked the first time building owners and managers had been willing to share information on the operations of their buildings. It has been published every year since. In 1998, over 4,000 North American office buildings representing more than 794 million square feet reported from more than 130 cities.

In 1924, BOMA began publishing occupancy statistics. They are now reported annually in the North American Office Market Review. In recent years, BOMA has expanded its marketplace research capabilities with tenant, compensation, custodial, and other surveys. A special consulting service, the Building Review Service (BRS), began in 1923. Revolutionary for its time, the BRS provides each client with a custom-tailored BOMA member panel who formally reviews the client's office building design, management, and operations over the course of a few days.

Since its inception, BOMA has been politically active by representing the interest of the industry. In 1929, BOMA served on the National Conference of Businesses called by President Hoover to assess business conditions. In 1933, BOMA won a wage and price provision in the National Recovery Act to protect building owners from disastrous cost increases. During World War II, BOMA served on the National Coal Board to allocate fuel supplies.

By the mid-1970s, BOMA found it important to be closer to the federal bureaucracy because of the crunch of legislative and regulatory activity affecting the office buildings. In moving to the nation's Capital, BOMA immediately took on the Capital Cost Recovery Act, building energy performance standards, energy tax credits, handicap accessibility, the Public Buildings Act and fire safety in that decade.

Issues of the 1980s included asbestos, indoor air quality, sprinkler retrofitting, PCB transformers, hazard notification, polygraphs, and tax reform with all the changes. In 1985, BOMA organized a Congressional Network to more effectively harness the input and energies of its Federated Associations, and that lobbying force has been felt in recent years in the halls of the Capitol and the federal regulatory bureaucracy. The main issues of the 1990s have included the Americans with Disabilities Act, indoor air quality, the phase out of CFCs, inside wiring, as well as tax legislation, telecommunications, electric utility deregulations, Endangered Species Act, Superfund, Brownfield and the Y2K problems.

MISSION OF BOMA INTERNATIONAL:

The mission of the Building Owners and Managers Association International is to enhance the human, intellectual and physical assets of the commercial real estate industry through advocacy, education, research, standards, and information.

GOALS OF BOMA INTERNATIONAL:

To actively assist the developers and operators of commercial office space become more expert, professional, and accomplished, to create better tenant environments and more stable investments for world capital.

To aggressively represent the needs and interests of office building owners, investors, developers, and managers to national, state, and local legislators.

To provide a network and forum for industry professionals to discuss mutual problems, exchange ideas and share experience and knowledge.

To increase professionalism through the Building Owners and Managers Institute (BOMI) and its Real Property Administrator (RPA), System Maintenance Administrator (SMA), Systems Maintenance Technician (SMT) and Facilities Management Administrator (FMA) designation programs.

STRUCTURE OF BOMA INTERNATIONAL:

The cornerstones of BOMA International are the Federated Associations, the individual local associations that affiliate with the International organization for national representation and a broader scope of service. The Federated Association is the center for discussion of common local problems and representation at the local level.

Where no local association exists, persons join BOMA International directly as Members-At-Large (MALs). When any area has 15 or more Members-At-Large, those MALs are invited to form their own local association and are assisted in their efforts.

National and regional suppliers of products and services to the industry reach BOMA members as National Associate Members, through advertising and mailing as well as The Office Building Show, which is held at the BOMA International Annual Convention.

COMMITTEES, TASK FORCES, SIGS, COUNCILS:

To serve the specialized needs and interests of various segments of our membership, there are committees, task forces, SIGS (Special Interest Groups), and councils that function within BOMA International. Committee members work on a host of common problems and issues to develop information of value to all members. BOMA members are invited to become more involved in their area of specialty and interest by volunteering to serve on a committee. The only requirements for service are (1) membership; (2) ability to attend the Winter Business Meeting and Leadership Conference and the Annual Convention; and (3) some expertise and willingness to contribute. The President of BOMA International appoints the Chairperson of the various committees.

THE BUDGET PROCESS:

Preparation of BOMA's annual budget is a deliberative process for the staff, officers and leadership. The budget process begins in June when BOMA's committees are asked to submit projects and request funding for the following year. These proposals are submitted to division chairs that work with officers and staff to prepare a preliminary budget.

The officers meet with staff in October, where the preliminary budget is reviewed on a department-by-department, project-by-project basis. The new preliminary budget is then submitted to the Finance Committee & Executive Committee for review and adjustments. For final approval, the budget is submitted to the Board of Governors at the January Winter Business Meeting.
