



BOMA FLORIDA 2015 INSIGHTS

An Annual Publication



On Our Game!

by Lacey Willard, CBRE
President BOMA Florida

It is a true point of pride that BOMA Florida is a convener of influence, knowledge and resources

in the commercial real estate industry. We had over 55 attendees at this year's Annual Meeting, where we crafted strategies that will best preserve our role as the Voice of Commercial Real Estate.

We planned for 2016 impact, and beyond, motivated by the words of our newest Government Affairs Committee member, Mark Frost, "Game On!"

BOMA Florida is *On Our Game*. This newsletter is excellent evidence of the work product our more than 1,000 members have produced this year. We are published in nearly every BOMA Magazine; we build influence among industry sister organizations such as NAIOP, the Florida Realtors, the Chambers, and ICSC; and we have outstanding representation at Regional and International BOMA levels (shout outs to Lynn Vilmar, Cary Fronstin, John Scott, Luci Smith, Murray Greene, Richard King, and Laura Ragans)!

Well done, BOMA Florida!



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Government Affairs Update

by Chris Rotolo, Stiles
Gov. Affairs Co-Chair

It has been an exciting first few months as BOMA Florida's Co-Chair of Government Affairs. Thanks to my co-Chair, D.K. Mink, BOMA Florida President, Lacey Willard and our Lobbyist, Lee Moffitt, I was able to hit the ground running. As you will read further in the Newsletter, this past legislative session was a nail-biter. We have seen politics at its best or worst depending on how you look at it.

My first year co-chairing started in the Old Capitol House Chamber in Tallahassee for Advocacy Day where we met with Florida State Legislators on important commercial real estate issues. This event occurs annually right before the Session begins. It was fascinating to see so many volunteers passionately lobbying for our owners, clients and tenants.

From there, we (your GA Committee) track bills through the House and Senate. This year there were over 1,500 bills introduced with about 20% of those relating to commercial real estate. Thank you to the many sub-committee chairs that take on each category such as insurance, taxes, codes, energy/environment, ad hoc, water and growth management.

I think you will find this Newsletter to be a great resource to learn more about what we can do to make a difference with our advocacy efforts. Thank you BOMA Florida for allowing me to contribute to a great organization as well as gain personal growth in state level government affairs.



2015 Session Report

by Hon. Lee Moffitt
BOMA Florida Lobbyist

BOMA Florida had an aggressive agenda for the Regular Session of the Florida legislature. On February 10th BOMA representatives from all over the state traveled to Tallahassee for BOMA Day.

Members met with legislators at the Old Capitol in a morning meeting and during the day fanned out all over the Capitol for appointments with key legislators. The day concluded with a reception at the Governor's Club. During the reception, a beautiful trophy was presented to Sen. Dorothy Hukill – BOMA's legislator of the year.

During the regular session, BOMA worked with other industry leaders to include in the tax relief package a modest roll-back of the sales tax. Our Senate and House advocates were able to include a reduction, but the session ended when the House adjourned abruptly leaving all tax relief bills to die on the calendar. A major impasse between the House and Senate over health funding caused the impasse. BOMA's 2015 session efforts were successful, but fell just short from achieving the number one goal – starting the phase-out of the state's sales tax on commercial leases.

During the summer Special Session the legislature again considered tax relief, but Governor Scott's push for a reduction in the tax on communication services bumped industry efforts and a modest phase out of the sales tax on commercial leases was not included in the final tax bill that passed. This issue will remain as BOMA's top priority during the 2016 Session.

The 2016 Session will be held two months early starting in January. Monthly committee meetings will commence in September of this year. BOMA's priority will again be the phase out of the sales tax on commercial leases, but will likely also include support of greater use of solar power. Advocacy Day in Tallahassee is scheduled for January 26th.



BOMA Florida Announces #1 Advocacy Issue for 2016: Phasing Out the Business Rent Tax

Coalescing around a common goal of making Florida's business climate more competitive, small businesses, job creators and business groups, known as the Business Rent Tax Coalition, are collectively advocating for a one percent business rent tax cut.

Florida is currently the only state in the nation that charges a business rent tax. That means in Florida, businesses pay a six percent tax on the space they lease, including added costs to that lease, such as property taxes, maintenance and the cost of insurance.

Florida's business rent tax costs Florida businesses \$1.7 billion every single year. A one percent reduction this year, as advocated by the Business Rent Tax Coalition, would keep \$287 million in the hands of Florida's job creators, allowing employers to hire additional employees, increase employee benefits and reinvest back into their businesses.

The Business Rent Tax Coalition includes the most influential statewide, regional, and local organizations:

- BOMA Florida
- Florida Chamber of Commerce
- Florida Ports Council
- Florida Realtors
- Florida Restaurant and Lodging Association
- Manufacturers Association of Florida
- NAIOP of Florida
- Bay County Chamber of Commerce
- Bonita Springs Chamber of Commerce
- Citrus County Chamber of Commerce
- Daytona Regional Chamber of Commerce
- Destin Area Chamber of Commerce
- Flagler County Chamber of Commerce
- Greater Boca Raton Chamber of Commerce
- Greater Fort Walton Beach Chamber of Commerce
- Greater Miami Chamber of Commerce
- JAX Chamber
- Lake Wales Area Chamber of Commerce
- Lakeland Area Chamber of Commerce
- Lauderdale Regional Chamber of Commerce
- Manatee Chamber of Commerce
- North Port Area Chamber of Commerce
- Northern Palm Beach County Chamber
- Ocala-Marion Co. Chamber/Economic Partnership
- Orlando, Inc.
- Tampa Bay Beaches Chamber of Commerce
- Upper Tampa Bay Chamber of Commerce
- Wesley Chapel Chamber of Commerce
- West Orange Chamber of Commerce

Each member of the Business Rent Tax Coalition is actively engaging their grassroots member network and pooling resources to create awareness of this costly tax and engaging lawmaker support to cut – and eventually phase out – the Business Rent Tax.

BOMA of Florida: "A vibrant commercial real estate industry housing expanding small businesses is a key contributor to economic and employment opportunities for individuals, and their families. The Business Rent Tax cut will play a prominent role in the economic well-being of our industry and therefore our communities, positively impacting the quality of life that has become synonymous with the State of Florida," said Lacey Willard, President of BOMA Florida, and Director with CBRE, Inc.

Gov. Scott has expressed his support for SB 116 on several occasions, which would reduce this sales tax on commercial leases



Click above to see the video that highlights the importance of cutting Florida's burdensome and costly Business Rent Tax

What BOMA Florida Members Can Do:

1. Complete this petition:
<http://cutmybizrent.tax/index.html#petition>
2. Thank the Governor for his support through a written letter.
3. Call your Florida Senate and House members, noting your support of the tax reduction.
4. Attend Advocacy Day activities for BOMA Florida.
5. Inquire with your tenants or businesses to collect stories of support, and how they'd benefit from the tax reduction, and send those stories to us!



Our Interns

by Mark Frost, NAI
Government Affairs Committee
Member

Berardo Garcia was born in Panama City, Panama and he is currently a senior at Florida State University pursuing a Bachelor's degree in Real Estate and Finance. He is a member of the Real Estate Society and is expected to graduate in May 2015. After graduation he would like to start a career as a broker for Retail Properties in the Tampa or Central Florida Area. His interests are in poverty alleviation, animal welfare, and the environment. In addition, he likes to watch sports, cook and spend time with his family and friends.

Born to two Haitian immigrants, education was always instilled into Hanso as a young child growing up. His mother Diane Decembre always told him, "If a child does not surpass their parents, then there is no progress in the family." It is that saying that drives Hanso to achieve and accomplish his goals in life.

Hanso Dan Decembre is currently a senior at the Florida State University double majoring in Real Estate and Marketing. He is originally from Sunrise, Florida and decided to attend FSU for its nationally-ranked Real Estate program. Upon graduation, Hanso plans to enter the South Florida market as a broker leasing retail properties. In his spare time, he enjoys working out, playing basketball and spending time with family and friends.

In early May, Berardo Garcia and Hanso Decembre, both Florida State University students enrolled in the FSU Real Estate School and as members of the Real Estate Society, began the tedious task of breaking down the multitude of legislative bills circulating through the various committees and sub committees in the Florida Legislature.

With the impasse of a State Budget prior to Sine Die, we all broke into a holding pattern as the Legislative Special Session unfolded during June. During the regular session and prior to the House of

Representatives adjournment ahead of the actual end of the scheduled session, several Tax Cuts were in play, none of which came to ultimate closure in their entirety.

As a result, I have decided to maintain a sense of continuity in the program and keep Berardo and Hanso in the program during the fall semester; by doing so they will be able to hit the ground running as committees for the 2016 Legislative Session begin much earlier this year. In the spring of 2016, I project bringing on 1 if not 2 additional Intern candidates to "shadow" the current members, thereby beginning a period of transitional cohesion in the program.



E-Permitting

by D.K. Mink, Mink & Assoc
Government Affairs Co-Chair

E-permitting in the state of Florida is a project under way to design a common entry way to allow permits, permittees, or their vendors to submit applications to any permitting city, county, and state agency. Progress has been made regarding the electronics ceiling for architectural and engineering plans.

Broward e-permitting is an internal e-permitting system that allows contractors, business design professionals, and residents to use the Broward e-permitting website to submit their applications. Broward County is working with Ominus Palladies to design a larger e-permitting.

GIS e-permit Core has been reviewed along with suggestions to bring in additional stake holders such as planning, zoning, fire fighters, and League of Cities to further implement the process. They're also reviewing other city models throughout the U.S.

For additional information please contact D.K. Mink, R.P.A., President of Mink & Mink, Inc. at 954-771-1717 or visit the E-permit website at www.broward.org/epermits.



2015 BOMA Int'l Conference

by Allyson Peters
BAE, BOMA Orlando & Jacksonville

The General Session opened with Jay Leno and what a treat for all. John Oliver, BOMA's chief elected officer and BOMA Fellow who has over 30 years of experience on his resume, never thought that opening for Jay Leno would be in his term as he kicked off the BOMA International Conference General Session.

This year's conference was the largest since New York's 2007 event! New programs for Emerging Professionals and Women in Real Estate were included with the inaugural Breakfast for Women sold out. The Expo had over 450 exhibitors. This was exciting to hear such positive news.

BOMA Greater Los Angeles rolled out the red carpet for attendees at the L.A. Center Studio; the former Union Oil Company of California HQ-turned-production facility for the opening party.

Membership is solid and up in all four regions. Also, it was announced that there will be no CPI dues increase this year for our locals. Budgets are right in line and if you are not using the BOMA Benefit Home Depot Program make sure to sign up now; it's nice to receive a revenue sharing check each year and I am sure your owner would appreciate the return.

Global reach is expanding with the licensing of publications and this year the Medical Office Building Conference attracted a new record crowd.

PAC, (Political Action Committee) would like to see all locals fund raising at their events.

We have a goal of \$75,000 and raising funds is easy and achievable by each local. So make a point of fund raising so we can get in front of our Legislators.

The first Industrial EER, Experience Exchange Report was released with 2,800 buildings participating. This summer the Preventative Maintenance guide for Industrial will be released so Property Managers who have industrial in their portfolios make sure to order.

Three position papers voted on at the Board of Governors meeting:

- Unmanned Aircraft Systems – supports the creation of federal policy that allows for safe and responsible commercial use of unmanned aircraft systems, also known as drones
- Incentives for Investing in Water Efficiency – supports incentives to promote investment in water-efficient products for commercial buildings where feasible

- Water Conservation – supports comprehensive, broad-based solutions and effective strategies for the design, implementation, and promotion of water conservation and efficiency programs with the purposes of enhancing water supply, reliability, and helping business and industry maintain and grow their operation.

[BOMA 360](#) is continuing to grow, closing in on 1,100 buildings certified. Make sure to budget and get your 360 Designation!

TOBY had 81 regional winners and a record of 84 International judges with many Southern Region Judges. Thank you for contributing your time to judge the TOBY's.

We ended the conference with the swearing in of BOMA International's newest chair and chief elected officer, Kent Gibson from Capstone Property Management out of BOMA Utah. Also, included was a special tribute to COO Henry Chamberlain who is celebrating 30 years with the organization.

In 2016: Make My Miami, Your Miami



by Joanna Carbone. The 2016 BOMA Southern Region Conference will be held in sunny Miami, Florida, on April 6- 9th, at the Mandarin Oriental Hotel, hosted by BOMA MIAMI. Get ready to network, learn, and indulge in paradise.

The theme of the Conference, Make My Miami, Your Miami, will give attendees the opportunity to learn about the latest property management trends, uncover new business opportunities, meet regional decision makers, and expand brand awareness. BOMA MIAMI also wants to make sure that all of our visitors enjoy their time in our great City. Prepare yourself for non-stop activities, many fun, and all memorable. You will never forget your time in MIAMI, we guarantee it.

For more information on sponsorships and discounted early registration please log on to www.BOMASRC2016.org



2015 SOUTHERN REGION CONFERENCE RE-CAP

by Luci Smith, EastGroup

The Southern Region Conference in Charlotte this year was one for the books. Their great theme, "The Roaring 20's", was so much fun! Bill Rancic was a riveting keynote speaker and we thoroughly enjoyed listening to him.

This year the Southern Region Board concentrated on the Host City Agreements and the new fee structure which will go into effect with the next signed agreement. Those already signed will remain at the contracted fee amount. This restructuring of the fees was to make sure there were no undue hardships on smaller locals that want to host but may not have the resources of a larger local. We have also reviewed and updated our Bylaws to include more detailed information on our Honorary and Lifetime Memberships. Be sure to get your nominations in for the 2016 selections!

Several locals are revamping their TOBY program and we look forward to their Regional participation in 2016. Congratulations to all who brought home the "BIG PRIZE" this June in LA! Wasn't that a spectacular conference? The educational sessions were top notch and the venue (and people watching!!) was amazing. We are really looking forward to DC in 2016.

Speaking of 2016 – the Southern Region Conference is being hosted by BOMA Miami-Dade. This is your chance to make Miami "your" Miami! Please be sure to visit www.bomasrc2016.org to learn about sponsorship opportunities and get all the needed info to include this event in your 2016 operating budgets.



BOMA FLORIDA ANNUAL MEETINGS

by Lynn Vilmar, Banyan Street

The most recent Annual Meetings were hosted in the beautiful Marco Island, and the exciting Clearwater Beach. In spite of the beautiful beaches beckoning everyone, the meetings were well attended and very productive. Local representatives from Miami-Dade, Jacksonville, Greater Tampa Bay, Orlando, Tallahassee, Southwest Florida, and Ft. Lauderdale/Palm Beaches networked with long-time and new BOMA friends.

RedCoats hosted cocktail receptions the evenings before the meetings and Advanced Power Technology, Soprema, A1Orange and Wayne Automatic Fire Sprinklers sponsored the events. BOMA Florida is so very appreciative of the generosity of these service partners.

2014 President Richard King gave an overview of BOMA Florida accomplishments over the year and expressed his appreciation to the Board and members for their support during his presidency. 2015 President Lacey Willard opened with a roundtable update from all participants of recent industry, market, and local developments. Top ranking subjects included education, emerging professionals, TOBY recognitions, and volunteerism. In addition, updates were provided by Government Affairs committee chairs, and Cary Fronstin and Lacey Willard, from BOMA International Executive Committee. Other topics of discussion included Advocacy Day, IDF, racking of bills by the new interns, open committee chairs, and Legislator of the Year Awards.

Lynn Vilmar was recognized as a BOMA Florida Honorary Member of the Year. The 2016 officers are:

- President - Lacey Willard, CBRE
- Vice President - Chris Rotolo, Stiles
- Secretary - Mary Lantz, CBRE
- Treasurer – Terri Walther, Cushman & Wakefield



BOMA International Update

by Scott Morris

BOMA International elected its 2015-2016 officers:

- Kent C. Gibson
- Brian M. Harnetiaux
- Robert M. Brierley
- Daniel W. Chancey

During the 2015 state legislative sessions, in two states, Ohio and Missouri, programs for tax credits for historic preservation were left in place for commercial property owners and developers who take on challenging historic preservation projects. In Arizona, the commercial real estate industry, including BOMA Greater Phoenix and BOMA Tucson, successfully supported a bill that has now been signed into law by the Governor that prevents local governments from establishing energy benchmarking requirements for commercial office buildings. In Virginia, commercial real estate groups were successful in supporting legislation that reverses the burden of proof for rulings of a zoning administrator in cases when a commercial property owner is seeking a variance.



From the Vice Chair

by Robert M. Brierley

I am very humbled and excited at being elected as the Vice Chair of BOMA International for the upcoming year and to have the opportunity over the next several years to represent Colliers International and BOMA International on an international stage. As I look ahead over the next several years, I look forward to advancing our efforts to achieve success in implementing the goals and objectives contained in the BOMA International Strategic Long Range Plan, which was implemented in 2014. While each are important, there are a couple of initiatives I hope to key in on.

First, I intend to continue to aggressively build on the foundation that has been laid by Rich Greninger and John Oliver as it relates to becoming more of a strategic partner of Commercial Real Estate Owners and Senior Executives. Both Rich and John have made a concerted effort to increase our outreach to the C-Suite during their tenure in order to educate these leaders and decision makers as the benefits of a BOMA membership and the myriad of services BOMA International offers. To be successful, we will also need to more effectively define and communicate BOMA's Value Proposition and why their participation and financial support is important in supporting our initiatives. In addition, these one on one meetings offer us the opportunity to educate as to the depth of BOMA's advocacy efforts and our legislative wins. I also intend to take advantage of these meetings to ask questions, but then stop and "listen". Listen to the challenges senior leadership is facing each day and to listen for possible solutions BOMA International can bring to bear to support their success.

Second, I would like to broaden our efforts for BOMA International to become a more valued resource for local associations and our members by providing operational support and expertise for local association management. I also hope to assist in improving our communications with BAE's, local leaders, and members through a series of local visits, conference calls, and direct calls with BAE's and local officers. Through this collaborative dialogue, I expect to again, learn by listening, but to also encourage increased participation by local members in BOMA International committees and hopefully encourage more local leaders to consider stepping up into leadership roles at the International level, whether it be as a Committee Chair, member of the Executive Committee, or to identify future Officer Candidates. For the benefit of BOMA International's long term success I see it as my obligation to promote an active, engaged, and diverse membership and leadership team and I am committed to doing so over the next several years.



Congratulations To The Nearly 50 BOMA International 360 Designation Holders In Florida

110 Tower

Ft. Lauderdale, FL
Owner: Genesis Capital Partners XI, Ltd.
Manager: Transwestern

2001 NW 64th Street

Ft. Lauderdale, FL
Owner: PIEDMONT OFFICE REALTY TRUST
Manager: PIEDMONT OFFICE MANAGEMENT

350 Las Olas Centre

Fort Lauderdale, FL
Owner: US Las Olas, LLC/USAA Realco
Manager: Stiles Property Management

400 TownPark

Lake Mary, FL
Owner: PIEDMONT OFFICE REALTY TRUST
Manager: PIEDMONT OFFICE MANAGEMENT

450 Las Olas Centre

Fort Lauderdale, FL
Owner: US Las Olas, LLC/USAA Realco
Manager: Stiles Property Management

5601 HIATUS

TAMARAC, FL
Owner: PIEDMONT OFFICE REALTY TRUST
Manager: PIEDMONT OFFICE MANAGEMENT

Balfour Beatty Center

Plantation, FL
Owner: The Realty Associates Fund VIII, L.P.
Manager: Pointe Group Advisors

Bank of America Tower

Jacksonville, FL
Owner: Jacksonville Tower Associates, LLC
Manager: Parmenter Realty Partners

Bank of America Plaza

Tampa, Florida
Owned by: MetLife
Managed by: CBRE

BayView Corporate Tower

Fort Lauderdale, FL
Owner: New Boston AtlanTech, LP
Manager: New Boston Management Services

BB&T Tower

Jacksonville, FL
Owner: West Forsyth Associates, LLC
Manager: Harbor Group Management Company

Celebration Medical Plaza

Celebration, FL
Owner: Duke Realty Celebration MOB, LLC
Manager: Duke Realty

Coastal Tower

Ft. Lauderdale, FL
Owner: Calfronia State Teachers Retirement System
Manager: CBRE, Inc.

Columbus Center

Coral Gables, FL
Owner: Coral Gables Associates
Manager: USAA Realty Company

East Orlando Medical Surgery Plaza

Orlando, FL
Owner: Duke Realty Limited Partnership
Manager: Duke Realty

Esperante'

West Palm Beach, FL
Owner: CREF Esperante LLC
Manager: CPPM Esperante LLC

Federal Reserve Bank of Atlanta Miami Branch

Doral, FL
Owner: Federal Reserve Bank of Atlanta
Manager: FRB Facilities

Island Center

Tampa, FL
Owner: Parmenter Realty Partners
Manager: Parmenter Realty Partners

Jacksonville Branch - Federal Reserve Bank of Atlanta

Jacksonville, FL
Owner: Federal Reserve Bank of Atlanta
Manager: Federal Reserve Bank of Atlanta

Kissimmee Medical Plaza

Kissimmee, FL
Owner: Duke Realty Kissimmee MOB, LLC
Manager: Duke Realty

Northbridge Centre

West Palm Beach, FL
Owner: Gaedeke Holdings LTD
Manager: Gaedeke Group LLC

One Clearlake Centre

West Palm Beach, Florida
Owned by: One Clearlake Centre, LLC c/o
AEW Capital Management, L.P.
Managed by: One Clearlake Centre, LLC c/o
CBRE

One Datran Center

Miami, FL
Owner: Datran Center I, LLC
Manager: Quorum Real Estate Services

One Park Square

Miami, FL
Owner: New Boston Shoma Park Square, LLC
Manager: Stiles Property Management
Oracle America Inc.
Orlando, FL
Owner: Oracle America Inc.
Manager: Oracle America Inc.

Park Tower

Tampa, FL
Owner: Sterling American Property Inc.
Manager: Colliers International Tampa BAY

Pointe 1801

Plantation, FL
Owner: Fund VIII Pointe 1801, LP
Manager: Pointe Group Advisors

Pointe Broward

Plantation, FL
Owner: Fund VIII Pointe Broward, LP
Manager: Pointe Group Advisors

SARASOTA COMMERCE CENTER II

Sarasota, FL
Owner: PIEDMONT OPERATING PARTNERSHIP,
L.P.
Manager: PIEDMONT OFFICE REALTY TRUST

Sebring Medical Complex

Sebring, FL
Owner: Duke Realty Sebring MOB, LLC
Manager: Duke Realty

Southridge 1, 3, 4, 5, 6, 7, 8, & 12

Orlando, FL
Owner: EastGroup Properties, LP
Manager: EastGroup Properties, LP

Tampa City Center

Tampa, FL
Owner: One Tampa City Center, LLC
Manager: Mainsfreet Real Estate Services, Inc.

The Alhambra @ 2 Alhambra Plaza

Coral Gables, FL
Owner: South Florida Equities REIT, Inc.
Manager: USAA Real Estate Management

The Alhambra @ 95 Merrick Way

Coral Gables, FL
Owner: South Florida Equities REIT, Inc.
Manager: USAA Real Estate Management

Two Datran Center

Miami, FL
Owner: Datran Center I, LLC
Manager: Quorum Real Estate Services

Waterford Plaza

Tampa, FL
Owner: Parmenter Realty Partners
Manager: Parmenter Realty Partners

Wells Fargo Center - 100 S. Ashley

Tampa, FL
Owner: FRDGS, LLC.
Manager: Tower Realty Asset Mgmt., Inc.

Wesley Chapel Wellness Plaza

Wesley Chapel, FL
Owner: Duke Realty Limited Partnership
Manager: Duke Realty

Westwood Corporate Center

Orlando, FL
Owner: Manulife Financial
Manager: Manulife Financial



PSC's Triple E Award Presented to Orlando's EastGroup Properties

TALLAHASSEE — During October's Energy Awareness Month, the Florida Public Service Commission (PSC) is recognizing EastGroup Properties in Orlando with the PSC's Triple E Award—for Energy Efficiency Efforts. EastGroup not only builds energy efficient, environmentally-friendly buildings, the company also educates their more than 130 commercial tenants on ways to improve energy use.

"EastGroup Properties' commitment to energy efficiency strategies is commendable, since they lead by example and ensure their tenants also learn the value of a reduced energy footprint," said PSC Chairman Art Graham. "Especially during Energy Awareness Month, we applaud the company's energy innovation success and its efforts to decrease energy use among EastGroup Properties' tenants."

Senior Property Manager Luci Smith said she accepted the Building Owners and Managers Association (BOMA) 7-Point Challenge to reduce energy and pursue multiple energy savings avenues for EastGroup's multi-tenant industrial properties. Since that time, she has achieved the ENERGY STAR certification on all of the eligible buildings in Southridge Commerce Park.

Most recently, EastGroup's Southridge Commerce Park has become the first industrial park in the nation to achieve the BOMA 360 designation, due largely to participation in these energy conservation and efficiency programs. The designation's purpose is to promote standards of operational and management excellence in commercial properties and to provide a valid and objective evaluation of these properties as a service to the public, namely tenants, and the industry. In conjunction with BOMA Orlando, EastGroup Properties is also part of the Central Florida Energy Efficiency Alliance (CFEEA).

"We have facilitated over \$5,000 in rebates for our tenants by educating them on Duke Energy Florida programs for commercial businesses performing annual HVAC equipment maintenance," said Ms. Smith. "Many tenants had heard about this rebate program but were unaware of their eligibility. Their buy-in goes a long way toward tenant satisfaction and reaching our company's energy efficiency goals."

"Since 2007, EastGroup has received approximately \$40,000 in rebates through Duke Energy for reroofing projects and has also qualified for additional rebates by installing energy-efficient lighting and occupancy sensors at various locations," said Alex Glenn, Duke Energy state president – Florida. "We are proud to help EastGroup become leaders in energy efficiency and provide solutions to their tenants seeking greater energy efficiency and operational excellence."

The PSC encourages cost-effective conservation and renewable energy to reduce the use of fossil fuels and defer the need for new generating capacity. Through the Florida Energy Efficiency and Conservation Act, the PSC approves conservation programs for the state's five investor-owned utilities, JEA, and the Orlando Utilities Commission.

Covering the state's five major geographic areas, each month the PSC gives its Triple E Award to a local business that has accomplished superior energy efficiency. Look for PSC Triple E Award recipients throughout 2015 under Hot Topic on the PSC's homepage, <http://www.floridapsc.com>

